

Wiltshire Local Development Framework

Wiltshire Housing Site Allocations Development Plan Document (DPD)

Statement of Early Community Engagement

Draft Report – Cabinet Version

June 2017

Table of Contents

Chapter 1 Introduction	3
Chapter 2 Formal Regulation 18 consultation on the scope of the Wiltshire Housing Site Allocations DPD (March – May 2014)	7
Chapter 3 Informal consultation with town and parish councils on draft proposals for amending settlement boundaries (July – September 2014).....	8
Chapter 4 Informal consultation on the site assessment methodology and initial site options (February – March 2015)	10
Chapter 5 Informal consultation on the approach to Large Villages (June to August 2015)	13
Chapter 6 Landowner Deliverability Consultation	14
Chapter 7 Next steps	15

Chapter 1 Introduction

- 1.1. The purpose of the Wiltshire Housing Site Allocations Plan, a formal Development Plan Document (DPD), the ‘Plan’, is twofold – to allocate new sites for housing and, where necessary, amend existing settlement boundaries¹. The Plan will identify sufficient land (in the form of sites) across Wiltshire to provide a surety of housing delivery over the plan period to 2026. In addition to identifying sites for housing delivery, the Plan will review settlement boundaries, as defined in the Wiltshire Core Strategy (adopted January 2015) in relation to the Principal Settlements of Salisbury and Trowbridge², Market Towns, Local Service Centres and Large Villages.
- 1.2. This report documents the consultations that have been undertaken to date to engage town and parish councils and other stakeholders in the preparation of the Plan. The table below summarises the engagement that has been undertaken since the council committed to preparing the Plan during the examination of the Wiltshire Core Strategy³. The remainder of the document provides further detail on these consultations undertaken specifically on the emerging Plan.

Consultation	Dates
<p>Formal Regulation 18 consultation on the scope of the Wiltshire Housing Site Allocations DPD:</p> <p>Comments were invited on the scope of the Wiltshire Housing Site Allocations DPD during a six week formal consultation period.</p> <p>As part of this consultation developers were invited to submit sites for consideration during the preparation of the Housing Site Allocations Plan through the council’s Strategic Housing Land Availability Assessment (SHLAA).</p> <p>This ‘Regulation 18’ consultation was undertaken at the same time as the Regulation 18 consultation on the scope of the Chippenham Site Allocations Plan.</p>	24 th March – 5 th May 2014
<p>Informal consultation with town and parish councils on draft proposals for amending settlement boundaries:</p> <p>To inform the preparation of the Wiltshire Housing Site Allocations DPD, the council undertook an informal consultation with Parish and Town Councils whose area includes settlements with existing</p>	28 th July – 22 nd September 2014

¹ Wiltshire Local Development Scheme, December 2016 : <http://www.wiltshire.gov.uk/local-development-scheme-2016-december.pdf>

² Please note that there is a separate plan for the Principal Settlement of Chippenham – the Chippenham Site Allocations Plan:

<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/chippenhamsiteallocationsplan.htm>

³ Further information on the community engagement undertaken in relation to the Wiltshire Core Strategy can be found on the council’s website.

Consultation	Dates
<p>boundary lines.</p> <p>Comments were invited on the methodology and draft proposals relating to the review of settlement boundaries over an 8 week period between 28th July and 22nd September 2014.</p> <p>As part of this consultation, the council hosted a series of briefing sessions for those parishes affected by the settlement boundary review process at venues in Calne, Salisbury and Trowbridge.</p> <p>The decision to directly target town and parish councils was taken because they are elected to represent their respective communities and have detailed knowledge of their local area. However, the council made the consultation materials publically available. Many members of the public submitted representations and the council considered these in the review.</p>	
<p>Informal consultation on the site assessment methodology and initial site options:</p> <p>Following consultation on the settlement boundaries element of the Plan, the council undertook an informal consultation on the draft methodology for the identification of housing sites and initial site options.</p> <p>As part of this consultation, the council again hosted a series of briefing sessions at each of the three Wiltshire Housing Market Areas (HMAs) at Chippenham (North and West HMA), Devizes (East HMA) and Salisbury (South HMA).</p> <p>The council also invited town and parish councils to attend one-to-one sessions with the council to discuss how the Plan affects their area.</p> <p>In addition to the consultation targeted at town and parish councils, the council held a workshop event for developers and landowners in Trowbridge, and invited comments on the draft methodology.</p>	<p>23rd February – 31st March 2015</p>
<p>Informal consultation on the approach to Large Villages</p> <p>Following on from the consultation on the site assessment methodology which asked town and parish councils if they believed housing sites should be identified in Large Villages, the Council undertook a further, informal consultation on the Wiltshire Housing Site Allocations DPD to provide another opportunity for parish councils with Large Villages to input into the preparation of the Plan.</p> <p>A questionnaire and site maps, which showed the location of all of the SHLAA sites in their Large Villages, were emailed to all 66 parish councils with Large Villages, inviting comments on each of the SHLAA sites and asking a series of questions including; if they were preparing a neighbourhood plan and what progress had been made with it, what they believed an acceptable level of housing growth in</p>	<p>30th June – 12th August 2015</p>

Consultation	Dates
their Large Village up to 2026 would be and their views on the identification of housing sites in their Large Villages.	
<p>Landowner deliverability consultation</p> <p>The council contacted the landowners or promoters of all SHLAA sites that had been carried forward after the application of the strategic criteria. This was applied to eliminate any sites that were not suitable and did not meet the criteria for further assessment.</p> <p>The council requested confirmation that the land was available and deliverable within the Plan period and requested any further details that landowners or promoters may have about the site that would assist the assessment process.</p>	21 st August – 2 nd October 2015

Table 1.1 - summary of consultations undertaken on the Wiltshire Housing Site Allocations DPD

Conformity with Wiltshire Council’s Statement of Community Involvement

- 1.3. The Statement of Community Involvement (SCI) provides the community clarity on the levels of involvement they should expect in planning processes. The council’s first Statement of Community Involvement (SCI)⁴ was adopted in February 2010 to be in accordance with consultation requirements in force at that time. Since then, the Government has introduced changes to the planning system which resulted in streamlining the process of plan preparation. As a consequence the council updated its SCI in July 2015. Consultations on the emerging Wiltshire Housing Site Allocations Plan spans this time period and have been carried out to be in accordance with the relevant adopted SCI and Town and Country Planning Regulations in force at the time of consultation.
- 1.4. The February 2010 SCI identified several broad opportunities for community involvement in the preparation of a DPD:
- Evidence gathering (informal)
 - Early community involvement (informal)
 - Draft document (informal)⁵
 - Publication/submission to the Secretary of State (formal)
 - Independent examination (formal)
- 1.5. The consultations that took place in 2014 were a combination of evidence gathering and early community involvement. The consultations carried out in summer 2014 (on settlement boundaries) and early 2015 (on the site assessment methodology and initial housing site options) represent a continuation of the early

⁴ Statement of Community Involvement (February 2010)
http://www.wiltshire.gov.uk/statement_of_community_involvement_february_2010.pdf

⁵ Production of a draft document is no longer a requirement of the plan making process, Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended),

community involvement as the council worked towards a draft Plan, although still on an informal basis.

- 1.6. The consultation strategy used to develop the Wiltshire Housing Site Allocations Plan was created to reflect the scope of the Plan. The consultation undertaken is considered to be in line with the Council's SCI, as well as the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), and appropriate to the Plan. The remainder of the document summarises the nature and outcomes of consultation undertaken to date.

Chapter 2 Formal Regulation 18 consultation on the scope of the Wiltshire Housing Site Allocations DPD (March – May 2014)

- 2.1. Comments were invited on the scope of the Plan (Regulation 18) during a six week consultation period between Monday 24th March and Monday 5th May 2014 (inclusive). A total of 342 comments were received from 234 parties during the consultation. A separate report provides further details of this consultation.
- 2.2. The majority of comments received related to the following matters:
 - Infrastructure and facilities
 - Traffic and parking
 - Neighbourhood plans
 - Character of areas
 - Brownfield or greenfield sites
 - Settlement boundaries
 - Potential SHLAA sites
- 2.3. The consultation also included a Call for Sites. In total, 207 responses were potential SHLAA sites put forward by landowners and developers.
- 2.4. Key outcomes arising from the consultation include:
 - Infrastructure and facilities: The council to identify the necessary infrastructure requirements for allocated sites in the Plan through its infrastructure planning evidence base. Specific details of infrastructure projects will be identified and progressed through the planning application process.
 - Traffic and parking: As above, but also the council to undertake site-specific transport assessments as part of the planning application process.
 - Character of areas/brownfield or greenfield sites: The council to ensure that any applications comply with the relevant policies within the Wiltshire Core Strategy.

- Settlement boundaries: The council to review all consultation feedback and take it into account when developing the methodology for the assessment of sites and the review of settlement boundaries.
- Potential SHLAA sites: Sites identified through the consultation will be appraised as part of the site assessment methodology developed for the Plan

Chapter 3 Informal consultation with town and parish councils on draft proposals for amending settlement boundaries (July – September 2014)

- 3.1. Comments were invited on draft proposals for the revision of settlement boundaries during an eight week informal consultation period between Monday 28th July and Monday 22nd September 2014 (inclusive).
- 3.2. This consultation proposed a draft revised settlement boundary for Principal Settlements, Market Towns, Local Service Centres and Large Villages. It specifically targeted town and parish councils; as they requested to be consulted first before any formal public consultation was undertaken. As such 115 town and parish councils with settlements that were involved in the proposed boundary changes were notified of the consultation and invited to attend one of three briefing sessions held in July 2014 in Calne, Salisbury and Trowbridge.
- 3.3. A total of 352 responses were received from 136 parties during this consultation period. A separate report provides further details of this consultation.
- 3.4. The majority of comments received related to the following matters:
 - Comprehensiveness of the consultation process
 - Consistency of applying the methodology across all the settlements
 - Inclusion/ exclusion of large gardens
 - Inclusion/ exclusion of planning permissions and site allocations
 - Effect on housing delivery
 - Relationship with neighbourhood plans
- 3.5. Key outcomes arising from the consultation include:
 - The council to consider what supporting information could be provided to accompany the revised settlement boundary maps
 - The council to provide an explanation of each change made to the original settlement boundaries, linked to the relevant criteria in the methodology
 - The council to consider removing allocations/ development proposals/ planning permissions from within the settlement boundary

- The council to consider including curtilages of properties, including gardens
- The council to consider retaining land included in the existing settlement boundaries, except where this would conflict with the methodology
- The council to consider proposed amendments to settlement boundaries within sufficiently advanced neighbourhood plans.

3.6 The influence the consultation had on the method to review settlement boundaries is contained in Topic Paper 2: Settlement Boundary Review Methodology Paper.

Chapter 4 Informal consultation on the site assessment methodology and initial site options (February – March 2015)

- 4.1. Comments were invited on the methodology and initial findings relating to the identification of housing allocations during a five week informal consultation period between Monday 23rd February and Tuesday 31st March 2015 (inclusive).
- 4.2. This consultation proposed a site selection methodology and explained how and when it had been applied to individual settlements. For the principal settlements, market towns and local service centres, maps were created to show the stage at which sites had been excluded and refined options had been identified. In addition, a series of questions were posed to help generate feedback on a number of specific topics, all of which were considered to go to the heart of the Plan.
- 4.3. The consultation materials were publicly available to view and comments were welcomed from all parties. However, the consultation was targeted at town and parish councils who were all directly notified of the consultation and invited to attend one of three briefing sessions held in February/ March 2014 in Chippenham, Devizes and Salisbury. Town and parish councils were also offered the opportunity to attend one-to-one meetings with planning officers at the council's offices in Salisbury and Trowbridge, to further understand what the plan would mean for their area.
- 4.4. In response to comments on the informal consultation on draft proposals for settlement boundaries, the council was also keen to engage with landowners, developers and agents during this consultation and so held a 'Developer Forum' in Trowbridge on Thursday 5th March 2015.
- 4.5. A total of 2,100 comments were received from 549 organisations / individuals during this consultation period. Individual responses and representations received are contained in a separate report.

Summary of consultation feedback

4.6. The main issues raised during the consultation have been grouped into themes together with matters requiring further consideration in developing the site assessment methodology. The majority of comments received related to the following matters:

- Housing sites in Trowbridge, specifically land within the 'Hilperton Gap'
- Housing sites in Salisbury, specifically site 'SAL2'
- The methodology and other sites across Wiltshire.

4.7. The main issues that arose from the consultation relating to the draft methodology can be summarised as:

- The approach to identifying potential 'areas of search'. Three options have been identified for taking forward the approach to areas of search
 - Maintain the current position in terms of the methodology for identifying areas of search – i.e. identify potential housing sites / options in areas of search with a requirement of more than approximately 50 dwellings for the remaining plan period up to 2026.
 - Enable sites to be identified in areas of search with a requirement of less than approximately 50 dwellings.
 - Enable sites to be identified in any area of search even if the requirement has been met.
- For the overall methodology the following issues were identified as needing further consideration
 - Reconsider the application of certain strategic and discretionary criterion to determine if they are applied/considered at the most appropriate stage.
 - Consider the appropriateness and use of additional assessment criteria to determine site suitability.
 - Reconsideration of the overall discretionary 'scoring' process of site assessment and application of accessibility criteria.
 - Whether to allocate Previously Developed Land (PDL) within existing settlement boundaries through the plan or whether to allow national and local policy to deliver this.
 - The appropriateness of grouping sites into 'options' or whether to solely present sites individually.

- Determine whether it is necessary and feasible to undertake 'local needs assessments' to feed into the methodology and assessment process.
 - The approach to large villages in particular the need to:
 - Consistently identify site allocations at all Large Villages.
 - Identify site allocations at some Large Villages, based on need, suitability of sites and local policy constraints.
 - Amend Core Policy 2 to provide a more permissive policy approach towards sites outside of settlement boundaries.
 - Develop a criteria based approach to housing development in the Community Area Reminders to address housing supply whilst maintaining a degree of control of where such development should take place by taking into account local need and policy constraints.
- 4.8 The comments summarised above have been used to inform a revised site selection methodology. The way the site selection methodology has been informed by consultation findings is set out in the separate full report on the informal consultation on the site assessment methodology and initial site options.

Chapter 5 Informal consultation on the approach to Large Villages (June to August 2015)

- 5.1. Comments were invited on the approach to Large Villages during a six week consultation period between Tuesday 30th June and Wednesday 12th August 2015 (inclusive).
- 5.2. The previous consultation on the site assessment methodology and initial site options, held between February and March 2015, asked a series of questions about the approach taken by the council, including whether or not the Wiltshire Site Allocations DPD should identify sites for new housing in Large Villages. The majority of comments received during that consultation supported the principle of identifying housing sites in Large Villages. However, not all parish councils provided a response and the council was keen to hear from more parish councils with Large Villages, as the response from these was relatively low.
- 5.3. Therefore, this consultation provided another opportunity for parish councils with Large Villages to comment on the approach to Large Villages. The council wrote to all 66 parish councils with Large Villages, including a questionnaire and maps of SHLAA sites. The council invited comments on their views on potential

- development sites in each Large Village. The consultation was also an opportunity for parish councils to update the council on any ongoing neighbourhood plan work.
- 5.4. A total of 38 responses were received from parish councils. A separate report provides further details of this consultation.
- 5.5. The majority of comments received related to the following matters:
- General attitude towards new development
 - Relationship between housing and the settlement boundaries
 - Infrastructure constraints, including highways, sewage and drainage, amenities, schools and health services
 - The progress of neighbourhood plans, including whether it was seeking to allocate land for housing in Large Villages.
- 5.6. Feedback from this consultation will assist the council in understanding:
- locally specific issues
 - the sites that are preferred over others (and why), and
 - the level of growth supported in each village.

Chapter 6 Landowner Deliverability Consultation

- 6.1. Confirmation was requested from landowners and site promoters on the availability and deliverability of their SHLAA sites during a three week consultation period between Friday 21st August and Friday 11th September 2015 which was then extended to Friday 2nd October.
- 6.2. The Council contacted the land owners or promoters of all sites that had been carried forward after the application of the strategic criteria in the site assessment methodology, (which sought to eliminate any sites that were not suitable and did not meet the criteria for further assessment). Landowners or site promoters were sent a letter or email requesting confirmation that the land was available and deliverable within the plan period and also requested any further details that they may know about the site to aid in the assessment process.
- 6.3. After the initial deadline had passed the Council collated the responses and re-contacted the land owners or promoters that had not responded to the initial letter.
- 6.4. A separate report provides further details of this consultation.

6.5. Key outcomes arising from the consultation include:

- Sites taken out of the SHLAA, marked as not available and removed from further consideration, where the landowner stated they no longer wanted them included
- Sites removed from further consideration and recorded as having an unknown availability where:
 - the landowner had not responded
 - the land was not registered, or
 - the land title was pending.
- Sites were considered available and taken forward for further assessment where:
 - they had been confirmed as available and deliverable within the plan period
 - they had been submitted or promoted during previous consultations during the preparation of the plan.

Chapter 7 Next steps

- 7.1. The next stage of public consultation on the Wiltshire Housing Site Allocations DPD will be the formal Regulation 19 consultation on the draft Plan. This consultation will invite comments on the soundness of the Plan and the supporting evidence base. The Plan will then be submitted to the Secretary of State, who will appoint an independent Planning Inspector to conduct an Examination in Public (EiP) into the Wiltshire Housing Site Allocations DPD.
- 7.2. The consultation report on the formal consultation on the Wiltshire Housing Site Allocations DPD will be published separately following the consultation when the Plan is submitted.

Additional consultation reports

The following consultation reports have been prepared to provide further detail on the community engagement undertaken on the Plan and summarised in this report.

- Report on the Regulation 18 consultation, 24th March – 5th May 2014
- Report on the informal consultation with town and parish councils on draft proposals for amending settlement boundaries, 28th July – 22nd September 2014
- Report on the informal consultation on the site assessment methodology and initial site options, 23rd February – 31st March 2015
- Report on the informal consultation on the approach to Large Villages, 30th June – 12th August 2015
- Report on the landowner deliverability consultation, 21st August – 2nd October 2015

Amesbury Community Area Topic Paper - Cabinet version

■	Main sections	
1	Introduction	3
2	Amesbury Community area	6
3	Settlement boundary review	9
4	Overview of the site selection process	10
5	Outcome of the site selection process for Amesbury, Bulford and Durrington	12
6	Outcome of the Amesbury Community Area Remainder site selection process	18
7	Conclusions	23
■	Appendices	
A	Proposals for revised settlement boundaries	24
B	SHLAA sites considered during the site selection process	40
C	Exclusionary criteria considered at Stage 2a of the site selection process	49
D	Assessment criteria and output from Stage 2a of the site selection process	58
E	Assessment criteria and output from Stage 2b of the site selection process	76
F	Assessment criteria and output from Stage 3 of the site selection process	88
G	Assessment criteria and output from Stage 4a of the site selection process	114

1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Amesbury Community Area.

Settlement boundary review

1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would be reviewed as a part of preparing this Plan⁽¹⁾.

1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the Plan period in accordance with national policy and to compliment neighbourhood planning.

Topic paper structure

1.5 *Table 1.1* shows the layout of the Amesbury Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Amesbury Community Area Topic Paper

#	Section	Appendices
2	Community area	Planning policy context for Amesbury Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Amesbury including Bulford and Durrington	Summary of the site selection process for the Market Town of Amesbury (including Bulford and Durrington) (Stages 1 to 4a). It outlines the methodology and identifies whether housing site allocations for the town should be included in the Plan. This section summarises the outcome of the site selection process and provides justification for the Plan's proposed allocations.	Appendix B contains maps of settlements showing SHLAA sites considered during the site selection process. They show whether sites have been identified for allocation or at which stage they have been removed from the site selection process.
6	Outcome of the Amesbury Community Area Remainder site selection process	Summary of the Amesbury Community Area Remainder site selection process (Stages 1 to 3). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan. This section summarises the outcome of the site selection process.	<p>Appendix C contains maps of settlements showing the exclusionary assessment criteria considered at Stage 2a of the site selection process.</p> <p>Appendix D contains the assessment criteria and output from Stage 2a of the site selection process.</p> <p>Appendix E contains the assessment criteria and output from Stage 2b of the site selection process.</p> <p>Appendix F contains the assessment criteria and output summary from Stage 3 of the site selection process.</p> <p>Appendix G contains the assessment criteria and output from Stage 4a of the site selection process.</p>

7	Conclusions	Concludes with the identification of sites to comprise proposed allocations in the Plan and settlements where the boundaries have been reviewed.	
---	--------------------	--	--

2. Amesbury Community area

Context

2.1 The WCS provides the context for the Plan in relation to the Amesbury Community Area. Core Policies 1 (Settlement Strategy) and 4 (Amesbury Area Strategy) set out:

- the settlement hierarchy for sustainable development in the Amesbury Community Area, and
- associated indicative housing requirements.

2.2 Core Policy 4 requires approximately 2,785 new homes to be provided in the Community Area. About 2,440 should occur at the Market Town of Amesbury (including Bulford and Durrington)⁽²⁾, including land identified at the Kings Gate, Amesbury strategic site over the Plan period 2006 to 2026. Approximately 345 homes will be provided in the rest of the Community Area. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Amesbury Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

2.3 The settlements listed in *Table 2.1* below fall within the Amesbury Community Area.

Table 2.1 Settlement Strategy in the Amesbury Community Area

Market Town	Amesbury (including Bulford and Durrington)
Large Villages	Great Wishford, Porton, Shrewton, Tilshead and The Winterbournes
Small Villages	Allington, Berwick St James, Cholderton, Figcheldean / Ablington, Gomeldon / East Gomeldon / West Gomeldon, Great Durnford, Hanging Langford, Lower Woodford, Middle Woodford, Brigmerston, Newton Toney, Orcheston, Stapleford, Steeple Langford, Winterbourne Stoke and Wylve

Issues and considerations

2.4 Core Policy 4 and the supporting text (paragraph 5.19) of the WCS identify specific issues to be addressed in planning for the Amesbury Community Area, including:

- the need to make Durrington and Bulford more self-contained. They will have more local services and facilities to meet their own needs, meaning that functionally these settlements are less reliant on Amesbury

² Along with Bulford and Durrington, Amesbury forms part of a group of settlements which have close links to one another, both geographically and functionally, together providing a service centre for the Amesbury Community Area. For the purposes of the Wiltshire Core Strategy these settlements are considered together as the 'Market Town of Amesbury (including Bulford and Durrington)'

- there is a challenge to improve public transport, pedestrian and cycle linkages to ensure that the residential growth areas have easy, convenient and safe access to town centre facilities and to improve the number of the surrounding villages which are well served by public transport choice to the main service centre at Amesbury
- The World Heritage Site will be protected from inappropriate development both within the Site and in its setting so as to sustain its Outstanding Universal Value ('OUV') in accordance with Core Policy 59
- development in the vicinity of the River Avon (Hampshire) or Salisbury Plain Special Areas of Conservation ('SAC') must incorporate appropriate measures to ensure that it will not adversely affect the integrity of these Natura 2000 sites, in accordance with Core Policy 69
- development with the potential to increase recreational pressure upon the Salisbury Plain Special Protection Area will be required to provide proportionate contributions towards the maintenance of the Stone Curlew Management Strategy⁽³⁾ designed to avoid adverse effects upon the integrity of the stone curlew population as a designated feature of the Special Protection Area
- development within the Community Area will need to conserve the designated landscape of Cranborne Chase & West Wiltshire Downs AONB and its setting, and where possible enhance its locally distinctive characteristics.

2.5 The Wiltshire Infrastructure Delivery Plan ('IDP')⁽⁴⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- extension of primary schools to provide additional places
- expansion of secondary school and Avon Valley College to provide additional places
- provision of additional nursery school places
- support development of local primary care health facilities, as most practices are at capacity
- provision of Bulford to Amesbury pedestrian and cycle route
- improvements to (including relocation/ replacement) of Amesbury Fire Station

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 The housing requirements for Amesbury Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for Amesbury Community Area at April 2017⁽⁵⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement

3 Wiltshire Council (2015). Salisbury Plain SPA - HRA and Mitigation Strategy. Available at:

<http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment/writingecologicalsurveysplanning.htm>

4 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Amesbury Community Area.*

5 Wiltshire Council (June 2017). Topic Paper 3. Housing Land Supply.

Amesbury, Bulford and Durrington	2,440	1,311	1,056	73
Amesbury CA Remainder	345	179	58	108
Amesbury CA	2,785	1,490	1,114	181

Neighbourhood planning

- 2.8** Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.
- 2.9** Amesbury Community Area has three neighbourhood plans in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by these plans. If a neighbourhood plan is sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this includes information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁶⁾.

Table 2.3 Status of neighbourhood plans in the Amesbury Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Idmiston (Porton)	Plan made (Apr 2017) ⁽⁷⁾	The NP supports the delivery of 32 dwellings over the plan period.	Yes
Shrewton	Area Designation (Mar 2015)	Unknown at this stage	Unknown at this stage
The Winterbournes	Area Designation (Dec 2015)	Unknown at this stage	Unknown at this stage

6 Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

7 <https://www.idmistonpc.org/parish-council/parish-planning/neighbourhood-plan/>

3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Amesbury Community Area:

- Amesbury
- Bulford
- Durrington
- Great Wishford
- Shrewton
- The Winterbournes, and
- Tilshead

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁸⁾

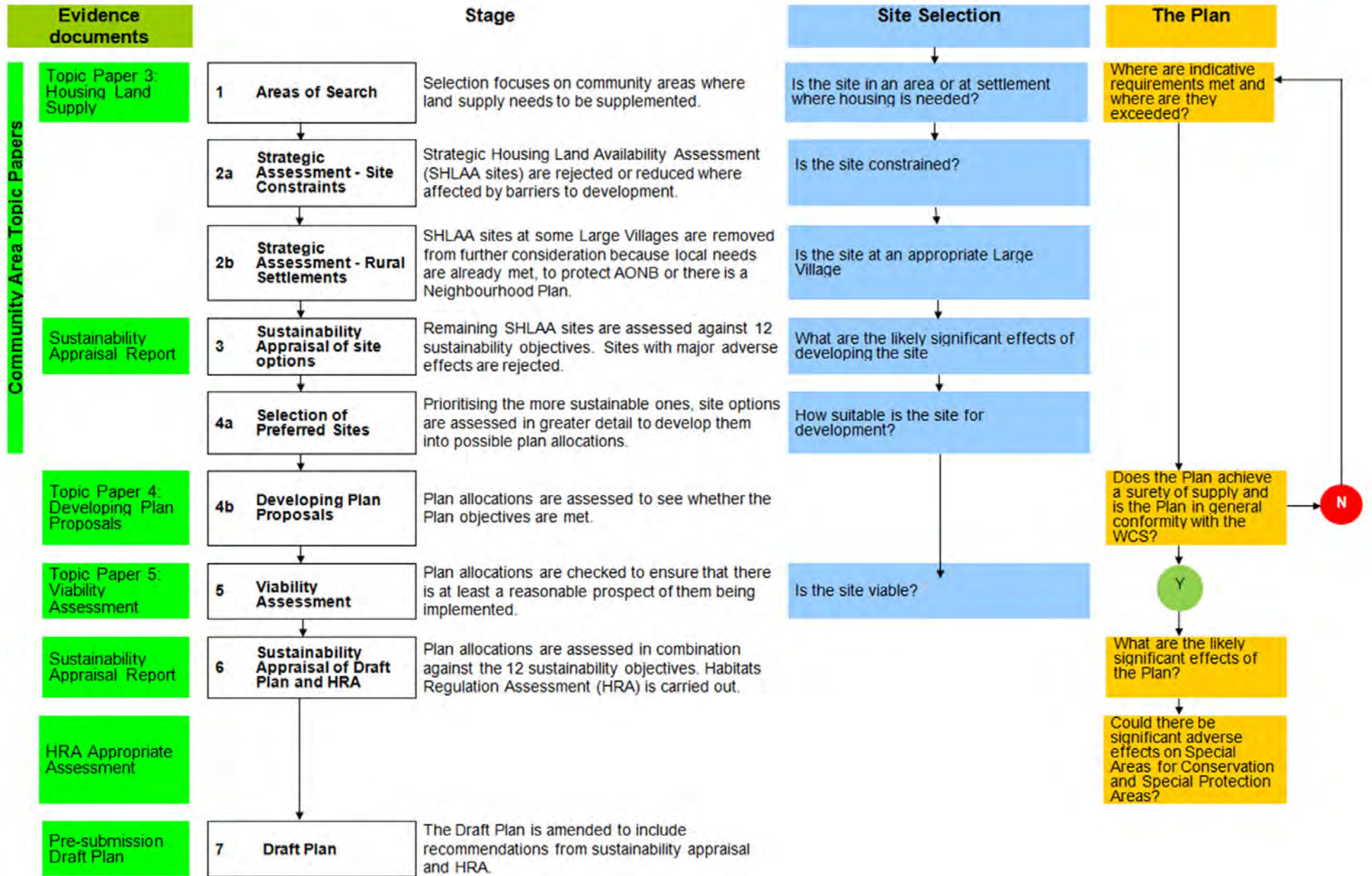
3.3 The Idmiston Neighbourhood Plan has reviewed the settlement boundary for Porton. Therefore, the settlement boundary review excludes this settlement from further consideration.

8 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology⁽⁹⁾.*

9 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.



5. Outcome of the site selection process for Amesbury, Bulford and Durrington

Overview

- 5.1** This section summarises the outcome of the site selection process for Amesbury (including Bulford and Durrington). It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽¹⁰⁾.
- 5.2** The decisions taken after each stage of the process for Amesbury (including Bulford and Durrington), along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for the Market Town of Amesbury (including Bulford and Durrington) and Community Area Remainder. The areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4** *Table 2.2* demonstrates that there is an indicative residual requirement of 73 dwellings at Amesbury (including Bulford and Durrington) to be delivered during the Plan period.
- 5.5** The Plan will need to consider the potential to allocate additional land to help meet the indicative residual requirement. Therefore, the site selection process for the Market Town of Amesbury (including Bulford and Durrington) progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

- 5.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in Amesbury, Bulford and Durrington. Strategic Housing Land Availability Assessment (SHLAA) sites in these settlements are assessed against a range of exclusionary criteria. They are removed or reduced where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 5.7** **Appendix B** contains maps of Amesbury, Bulford and Durrington, showing SHLAA sites considered during the site selection process. **Appendix C** contains maps showing the exclusionary criteria, while **Appendix D** contains the assessment criteria and output from Stage 2a, including reasons why individual sites have been removed.
- 5.8** *Table 5.1* below summarises the output from the Stage 2a strategic assessment for Amesbury, Bulford and Durrington.

Table 5.1 SHLAA sites considered at Amesbury, Bulford and Durrington.

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Amesbury	S62, S1011, S1012, S1013, 3025, 3186, 3261	3379

10 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Bulford	S1057, 3049, 3050, 3051, 3074, 3075, 3077, 3078, 3080, 3081, 3497	None
Durrington	S11, S30, S132, S170, S212, S1069, 3058, 3410	S98, 3154, 3179

5.9 Appendix B highlights SHLAA sites removed after Stage 2 of the site selection process.

Stage 3: Sustainability Appraisal of remaining SHLAA sites

5.10 After a high level assessment, the remaining potential sites have been assessed using Sustainability Appraisal ('SA'). The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site has been assessed against each of the objectives using a consistent set of decision-aiding questions. Each option was then scored under each objective based on a generic assessment scale from major positive to a major adverse effect⁽¹¹⁾.

5.11 Appendix F contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for Amesbury, Bulford and Durrington. Detailed assessments of individual sites are included within the Sustainability Appraisal Report⁽¹²⁾.

5.12 Potential sites are rejected where the appraisal concludes development would result in one or more major adverse effects. The remaining potential sites in each area or settlement are compared in terms of the balance of their sustainability benefits versus adverse effects. The appraisal therefore suggests potential sites that are 'more sustainable' or 'less sustainable' as shown in Table 5.2.

Table 5.2 SHLAA sites considered at Stage 3 at Amesbury (including Bulford and Durrington)

SHLAA ref	Site name	Outcome after Stage 3
Amesbury		
Site 3379	Land to the north of London Road, Amesbury	Less sustainable
Durrington		
Site S98	Land to the rear of Durrington Manor, Durrington	Less sustainable
Site 3154	Piece Meadow, Durrington	More sustainable
Site 3179	Land to the south of Larkhill Road, Durrington	More sustainable

Sites rejected at Stage 3

5.13 There were no sites rejected after Stage 3.

11 Wiltshire Council (June 2017). *Sustainability Appraisal*.

12 Wiltshire Council (June 2017). *Sustainability Appraisal*.

Sites taken forward

5.14 Table 5.3 below shows the sites taken forward to the next stage of the site selection process.

Table 5.3 Sites taken forward after Stage 3 at Amesbury (including Bulford and Durrington)

SHLAA ref	Site name
Amesbury	
Site 3379	Land to the north of London Road
Durrington	
Site S98	Land to the rear of Durrington Manor
Site 3154	Piece Meadow
Site 3179	Land to the south of Larkhill Road

5.15 Appendix B highlights the SHLAA sites that were taken forward after Stage 3 of the site selection process.

Stage 4a: Selection of preferred sites

5.16 The purpose of this stage, which involves five steps, is to select those SHLAA sites that should be site allocations. The 'more sustainable' sites (site options), resulting from the assessment in Stage 3, are individually assessed in more detail for suitability and fit with area strategy (steps 1-4). The conclusion selects preferred sites (step 5)⁽¹³⁾.

5.17 At this location it has been necessary to consider two 'less sustainable' sites. The reason for this is twofold. Firstly, stage 3 identified a number of impacts in relation to the 'more sustainable' sites, mitigation of which would potentially require a reduction to the net developable area and undermine the ability to meet the remaining requirement. The second was to ensure that the only potential site in Amesbury was considered in more detail due to its role as a Market Town within this Community Area.

5.18 Appendix G sets out the assessment criteria and output from Stage 4a of the site selection process for Amesbury (including Bulford and Durrington). This includes a maximum dwelling capacity for the preferred sites identified for allocation, as well as identifying particular considerations connected to each site that should be referred to by the Plan.

5.19 Table 5.4 below shows the site options considered at Stage 4a.

Table 5.4 Site options considered at Stage 4a at Amesbury (including Bulford and Durrington)

SHLAA ref	Site name	SHLAA capacity
Amesbury		
Site 3379	Land to the north of London Road	101
Durrington		
Site S98	Land to the rear of Durrington Manor	103

13 Wiltshire Council (June 2017). Topic Paper 2: Site Selection Process Methodology

SHLAA ref	Site name	SHLAA capacity
Site 3154	Piece Meadow	14
Site 3179	Land to the south of Larkhill Road	143
TOTALS		361

Sites removed after Stage 4a

5.20 Table 5.5 below shows site options removed after Stage 4a together with the main reasons.

Table 5.5 Site options removed after Stage 4a at Amesbury (including Bulford and Durrington)

SHLAA ref	Site name	Reasons why site removed after Stage 4a
Site 3379	Land to the north of London Road, Amesbury	<ul style="list-style-type: none"> The site has a number of key constraints that ultimately make it undeliverable. The impact of noise from the A303 is not considered possible to mitigate. The site is likely to be included in plans to widen the A303 and therefore should not be allocated for housing development.

Preferred sites

5.21 The three sites in Durrington (once amendments are made site boundaries and mitigation has been taken into consideration) are concluded to be available, achievable and deliverable sites and should be allocated for development. These sites are considered to each have moderate sustainability benefits and together could contribute approximately 45 houses which is 70% of the residual housing requirement for this area. Whilst not capable of delivering all the indicative housing requirement, these sites are considered to be the best and most appropriate options to allocate in the area of search.

5.22 The outcome of Stage 4a concluded that site S98 (Land to the rear of Durrington Manor) and site 3154 (Piece Meadow) should be combined with land located between the sites, so that the three parcels of land can share an access point and in order to provide an opportunity for holistic development of the three parcels of land. The additional parcel of land already has outline planning permission for 15 dwellings⁽¹⁴⁾, and together with site S98 and site 3154 could provide approx 45 homes.

5.23 Table 5.6 below shows the sites identified for allocation and the revised capacity following the combining of sites, the consideration of necessary mitigation measures and the need to reduce the net developable area.

Table 5.6 Preferred sites identified for allocation at Amesbury (including Bulford and Durrington)

SHLAA ref	Site name	Capacity after mitigation
Durrington		
Site S98/3154 and additional land	Clover Lane (Land to the rear of Durrington Manor/Piece Meadow + additional land)	45 ⁽¹⁵⁾

14 S/2006/1698

15 Including land the subject of outline planning permission S/2006/1698 for 15 dwellings

SHLAA ref	Site name	Capacity after mitigation
Site 3179	Land to the south of Larkhill Road	15
TOTAL:		60

5.24 The development of approximately 60 dwellings would contribute towards the availability of affordable and open market housing in the Amesbury area.

Site 3179 - Land to the south of Larkhill Road

Figure 5.1 Site 3179 - Land off Larkhill Road, Durrington

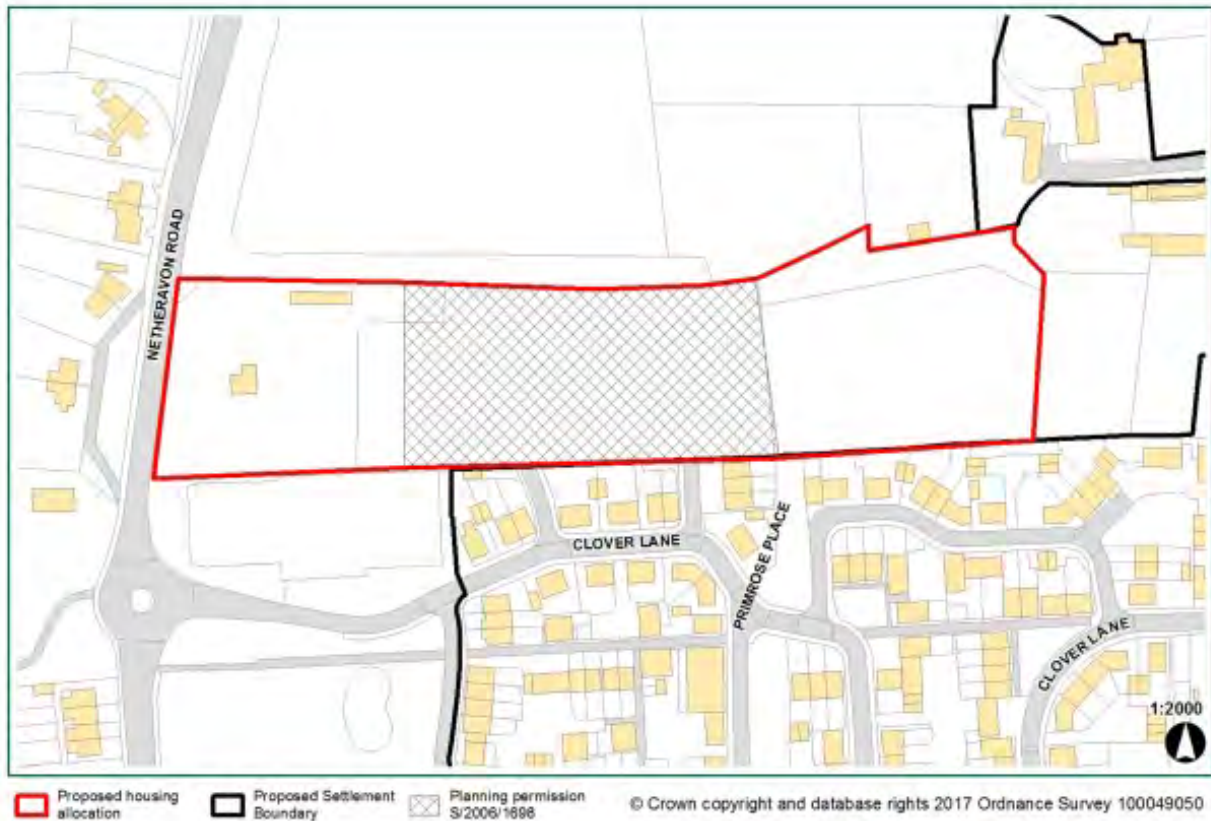


5.25 Approximately 0.8 hectares of land to the south of Larkhill Road, Durrington is allocated for development. The developable area would be situated in the northern section of the SHLAA site and would have a capacity of approximately 15 dwellings. This would marginally extend the built form of Durrington but stays within the pattern of the existing built form. It fits with the area strategy.

5.26 As reduced in size for landscape and heritage considerations, the site has minor adverse impacts capable of mitigation but benefits are limited though it can provide some scope for affordable housing. Therefore, its net sustainability benefit is considered to be moderate.

Site S98/ 3154 - Land north of Clover Lane

Figure 5.2 Site S98/ 3154 - Land north of Clover Lane, Durrington



- 5.27** Approximately 1.9 hectares of land to the north of Clover Lane is allocated for the development of approximately 45 dwellings. Development would extend the built form when SHLAA sites S98 and 3154 are developed holistically and would link into recently built development, open space, pedestrian and vehicular routes within the village.
- 5.28** This site does have some adverse impacts. However these are likely to be relatively straightforward to mitigate and the net sustainability benefit is considered to be moderate because there is some scope to provide affordable housing; and holistic development would deliver a shared access arrangement off Clover Lane.
- 5.29** **Appendix B** highlights preferred sites identified for allocation.

6. Outcome of the Amesbury Community Area Remainder site selection process

Overview

- 6.1** This section summarises the outcome of the site selection process for the Amesbury Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽¹⁶⁾.
- 6.2** The decisions taken after each stage of the process for the Amesbury Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for the Amesbury Community Area Remainder. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4** *Table 2.2* demonstrates an indicative residual requirement of 108 dwellings for the Amesbury Community Area Remainder to be delivered during the Plan period.
- 6.5** The Plan will need to consider the potential to allocate additional land to help meet the indicative residual requirement. Therefore, the site selection process for the Amesbury Community Area Remainder progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

- 6.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in the Amesbury Community Area Remainder. Strategic Housing Land Availability Assessment (SHLAA) sites at the Large Villages are assessed against a range of exclusionary criteria. They are removed or reduced where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 6.7** Only SHLAA sites in the immediate surrounds of settlements are considered through the Stage 2a strategic assessment. Sites within the open countryside or at Small Villages detached from a settlements (i.e. Principal Settlements, Local Service Centres, Market Towns and Large Villages) built-up area are not considered as potential housing allocation sites and, therefore, removed from further consideration⁽¹⁷⁾.
- 6.8** *Table 6.1* below lists SHLAA sites removed prior to the Stage 2a assessment on this basis.

Table 6.1 SHLAA sites removed prior to Stage 2a for being in the open countryside or at a Small Village

Area of search	SHLAA sites in the open countryside or at a Small Village
Amesbury CA Remainder	S1, S26, S37, S40, S42, S45, S73, S86, S118, S122, S125, S130, S161, S166, S172, S173, S184, S198, S206, S210, S222, S260, S271, s1008, s1009, s1010, s1015, s1017, s1040, s1045, s1054, 3048, 3055, 3056,

16 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*

17 Wiltshire Council (September 2011). Strategic Housing Land Availability Assessment (SHLAA) Methodology.

Area of search	SHLAA sites in the open countryside or at a Small Village
	3057, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3071, 3072, 3073, 3076, 3079, 3143, 3181, 3182, 3183, 3452

6.9 **Appendix B** contains maps of the Large Villages within the Amesbury Community Area, showing SHLAA sites considered during the site selection process. **Appendix C** contains maps showing the exclusionary criteria, while **Appendix D** contains the assessment criteria and output from Stage 2a, including reasons why individual sites have been removed.

6.10 *Table 6.2* below summarises the output from the Stage 2a strategic assessment for Large Villages in the Amesbury Community Area Remainder.

Table 6.2 SHLAA sites considered at Stage 2a at Amesbury Community Area Remainder

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Great Wishford	S96	None
Porton	S43, S70, S124, S127, S128, S1014, S1041, S1042, S1048, S1071, 3563	S70, S127, S1041, S1042, S1048
Shrewton	S5, S51, S77, S113, S134, S209, S1066, 3384, 3385	S146, S150, S151, S152, S154, S1067
Tilshead	S78, 3383	None
The Winterbournes	S1006, S1055, 3222, 3529, 3553	S90, S91, S92, 3528

6.11 Therefore, the outcome of the Stage 2a assessment for the Amesbury Community Area Remainder illustrates the availability of land at the following Large Villages:

- Porton
- Shrewton, and
- The Winterbournes

Stage 2b: Identifying requirement for growth in Large Villages

6.12 In order to deliver sustainable growth, site allocations may not be necessary at all of these Large Villages. The purpose of Stage 2b is to establish whether any should be removed from the area of search. As such, Stage 2b performs a comparative analysis of Large Villages within the Amesbury Community Area Remainder. If any are removed, sites in and around these Large Villages would be removed and not taken forward to the next stage.

6.13 **Appendix E** contains the assessment criteria and output from Stage 2b of the site selection process. *Table 6.3* below summarises the Stage 2b assessment for the Large Villages within the Amesbury Community Area Remainder, showing those that have been removed and not taken forward to the next stage.

Table 6.3 Summary of the Stage 2b Assessment for Amesbury Community Area Remainder

Settlement	Justification for not taking forward to the next stage
Great Wishford	<ul style="list-style-type: none"> No available sites
Porton	<ul style="list-style-type: none"> Made neighbourhood plan allocating approximately 32 dwellings
Tilshead	<ul style="list-style-type: none"> No available sites

6.14 Therefore, the Large Villages of Shrewton and the Winterbournes have been taken forward after Stage 2b.

6.15 **Appendix B** highlights SHLAA sites removed after Stage 2 of the site selection process.

Stage 3: Sustainability Appraisal of remaining SHLAA sites

6.16 After this high level assessment, remaining potential sites have been assessed using SA. The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site has been assessed against each of the objectives using a consistent set of decision-aiding questions. Each option was then scored under each objective based on a generic assessment scale from major positive to a major adverse effect.⁽¹⁸⁾

6.17 **Appendix F** contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for the Amesbury Community Area Remainder. Detailed assessments of individual sites are included within the Sustainability Appraisal Report⁽¹⁹⁾.

6.18 Potential sites are rejected where the appraisal concludes development would result in one or more major adverse effects. The remaining potential sites in each area or settlement are compared in terms of the balance of their sustainability benefits versus adverse effects. The appraisal therefore suggests potential sites that are 'more sustainable' or 'less sustainable' or 'rejected', as shown in *Table 6.4*.

Table 6.4 SHLAA sites considered at Stage 3 at Amesbury Community Area Remainder

SHLAA ref	Site name	Outcome after Stage 3
Shrewton		
S146	Land to the west of Tanner's Lane and south of the Hollow	Rejected
S150	Land north of the A360	Rejected
S151	Land South of Nettley Farm	Rejected
S152	Land at Rollestone Manor Farm	Rejected
S154	Land to the south of London Road	Rejected
S1067	Land off Maddington Street	Rejected

18 Wiltshire Council (June 2017). *Sustainability Appraisal*.

19 Wiltshire Council (June 2017). *Sustainability Appraisal*

SHLAA ref	Site name	Outcome after Stage 3
The Winterbournes		
S90	Land between Winterbourne Earls Village School and the Railway Line	Rejected
S91	Land by Summerlug Estate and Railway	Rejected
S92	Land by Railway Line and Vicarage	Rejected
S3528	Land adjacent and including Winterbourne Motors	Rejected

Sites rejected after Stage 3

6.19 Table 6.5 below shows the sites rejected at Stage 3 together with the main reasons.

Table 6.5 SHLAA Sites in the Amesbury Community Area Remainder rejected after Stage 3

SHLAA ref	Site name	Reasons for rejecting at Stage 3
Shrewton		
S146	Land to the west of Tanner's Lane and south of the Hollow	<ul style="list-style-type: none"> Given the major adverse effects associated with the River Avon SAC and water and sewer constraints, the site should not be considered further in the site selection process.
S150	Land north of the A360	<ul style="list-style-type: none"> Given the number of major adverse effects associated with this site, covering effects on the River Avon SAC, water and sewer constraints, and landscape constraints, the site should not be considered further in the site selection process.
S151	Land South of Nettley Farm	<ul style="list-style-type: none"> Given the major adverse effects associated with the River Avon SAC and water and sewer constraints, the site should not be considered further in the site selection process.
S152	Land at Rolleston Manor Farm	<ul style="list-style-type: none"> Given the number of major adverse effects associated with this site, the site should not be considered further in the site selection process.
S154	Land to the south of London Road	<ul style="list-style-type: none"> Given the major adverse effects associated with the River Avon SAC and water and sewer constraints, the site should not be considered further in the site selection process.
S1067	Land off Maddington Street	<ul style="list-style-type: none"> Given the major adverse effects associated with the River Avon SAC and water and sewer constraints, the site should not be considered further in the site selection process
The Winterbournes		
S90	Land between Winterbourne Earls Village School and the Railway Line	<ul style="list-style-type: none"> Given the major adverse effects associated with air quality, specifically regarding odour from the nearby pig farm, the site should not be considered further in the site selection process.

SHLAA ref	Site name	Reasons for rejecting at Stage 3
S91	Land by Summerlug Estate and Railway	<ul style="list-style-type: none"> Given the major adverse effects associated with air quality, specifically regarding odour from the nearby pig farm, the site should not be considered further in the site selection process.
S92	Land by Railway Line and Vicarage	<ul style="list-style-type: none"> Given the major adverse effects associated with air quality, specifically regarding odour from the nearby pig farm, the site should not be considered further in the site selection process.
S3528	Land adjacent and including Winterbourne Motors	<ul style="list-style-type: none"> Given the number of major adverse effects associated with this site, the site should not be considered further in the site selection process.

Sites taken forward

- 6.20** No sites were taken forward to the next stage of the site selection process. Therefore, it is proposed that housing sites will not be identified for allocation at the Amesbury Community Area Remainder and the site selection process ends after Stage 3.
- 6.21** **Appendix B** highlights SHLAA sites removed after Stage 3 of the site selection process.

7. Conclusions

Amesbury, Bulford and Durrington

- 7.1 There is an indicative residual housing requirement of 73 dwellings at the Market Town of Amesbury (including Bulford and Durrington). *Table 7.1* below shows the two preferred sites that have been identified for allocation, which provides for a significant contribution towards this requirement.

Table 7.1 Preferred sites identified for allocation at Amesbury (including Bulford and Durrington)

SHLAA ref	Site name	Capacity
S98/ 3154	Land to the north of Clover Lane, Durrington	45
3179	Land to the south of Larkhill Road, Durrington	15
TOTAL:		60

Amesbury Community Area Remainder

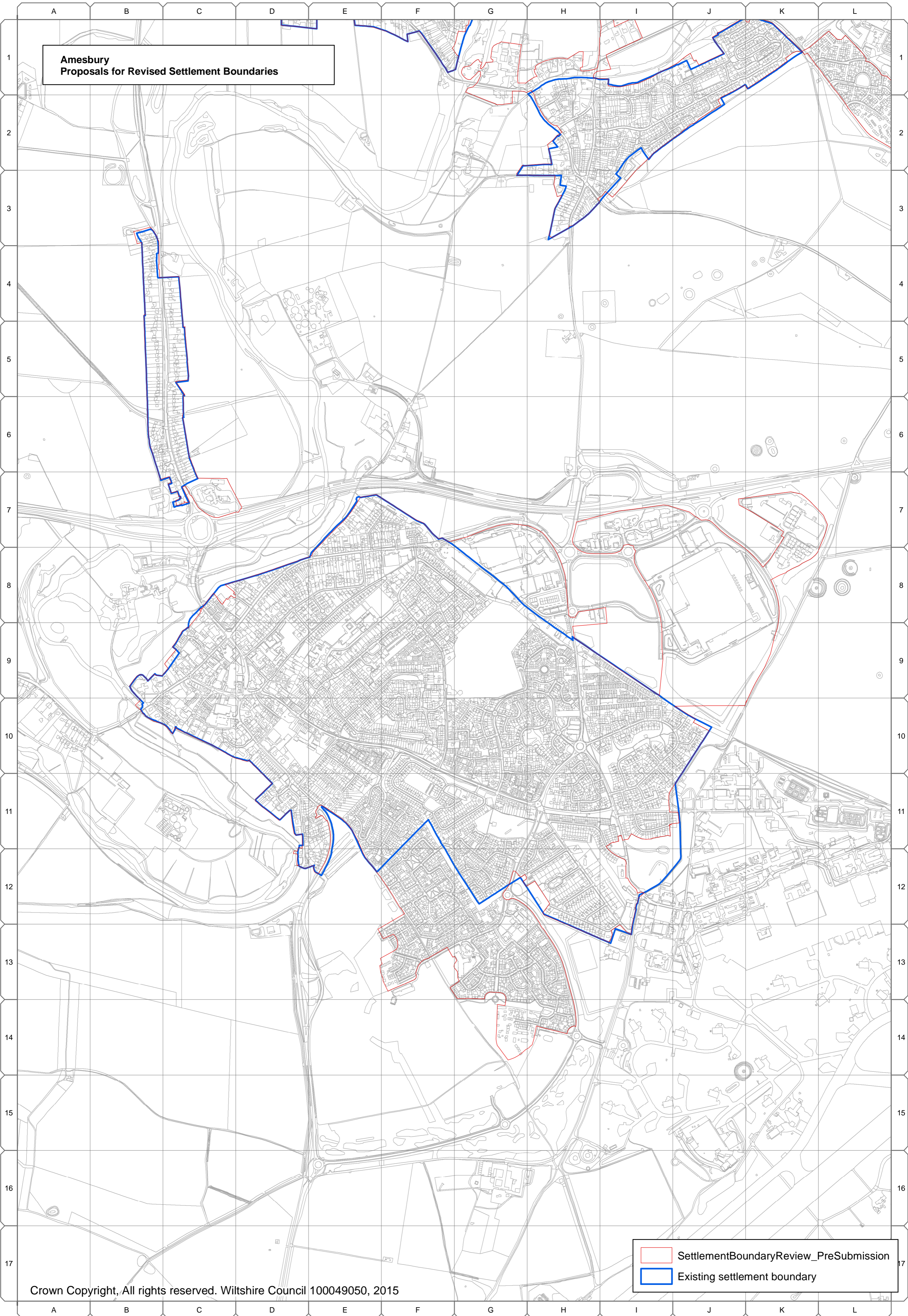
- 7.2 There is an indicative residual housing requirement of 108 dwellings for Amesbury Community Area. The made Idmiston Neighbourhood Plan is proposing to allocate 32 dwellings in Porton. Consequently, the overall residual housing requirement for the Amesbury Community Area Remainder can be adjusted to 76 dwellings as they are not taken into consideration in Table 2.2. However, there are no available SHLAA sites, none having progressed beyond Stage 3 (SA) of the site selection process. Therefore, it is proposed that housing sites will not be identified for allocation within the Amesbury Community Area Remainder and the site selection process ends after Stage 3.

Settlement Boundary Review

- 7.3 The Plan has reviewed the settlement boundaries of the following settlements within the Amesbury Community Area:
- Amesbury
 - Bulford
 - Durrington
 - Great Wishford
 - Shrewton
 - The Winterbournes, and
 - Tilshead
- 7.4 The Idmiston Neighbourhood Plan has reviewed the settlement boundary for Porton. Therefore, the settlement boundary review excludes this settlement from further consideration. Therefore, the settlement boundary review excludes this settlement from further consideration.

Appendix A: Proposals for revised settlement boundaries

**Amesbury
Proposals for Revised Settlement Boundaries**



Amesbury

A.1 The preceding map of Amesbury illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²⁰⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Amesbury Settlement Boundary

Map Grid Reference	Proposed Amendments
B3, B4	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
C7, D7	Amend boundary to include built employment development that is physically related to the settlement.
E8	Amend boundary to follow but not include clearly defined physical features - the road.
C8	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
C8, C9	Amend boundary to follow clearly defined physical features, i.e. the property boundary.
B10	Amend boundary to follow but not include clearly defined physical features - the road.
E11, E12, D12	Amend boundary to follow but not include clearly defined physical features - the road and curtilages of properties.
E12, F12, G12, H12, F13, G13, H13, G14, H14	Amend boundary to include built and commenced residential development that is physically related to the settlement and to exclude area of open space.
I13	Amend boundary to follow clearly defined physical feature.
I11, I12, J11	Amend boundary to exclude recreational or amenity space at the edge of the settlement that has the capacity to substantially extend the built form of the settlement.
F7, G7, H7, I7, J7, K7, L7, G8, H8, I8, K8, L8, H9, K10, J8, J9, I8, I9	Amend boundary to include built employment development that is physically related to the settlement



A B C D E F G H I J K L M N O P Q

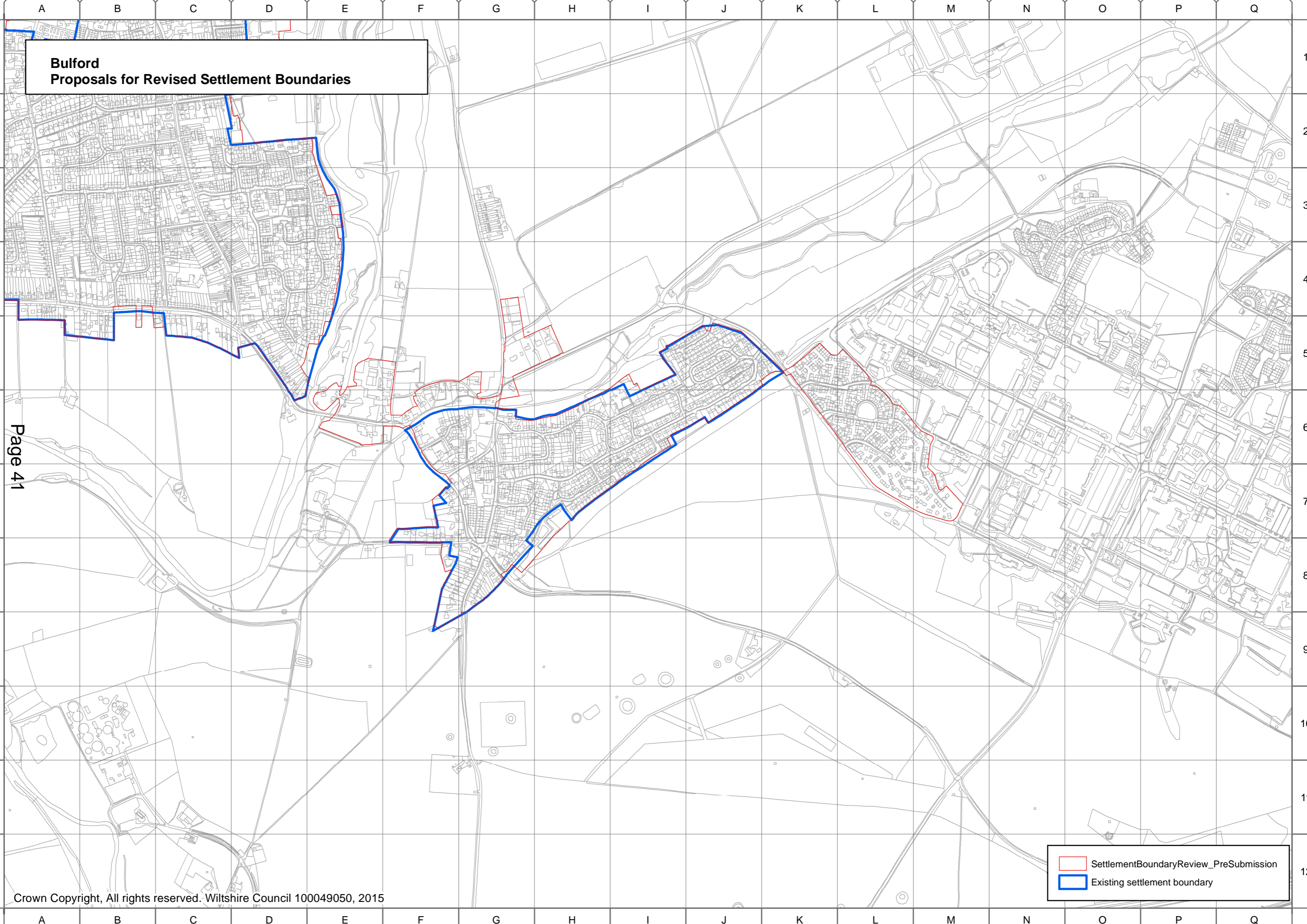
1
2
3
4
5
6
7
8
9
10
11
12

1
2
3
4
5
6
7
8
9
10
11
12

**Bulford
Proposals for Revised Settlement Boundaries**

Page 41

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary



Bulford

A.2 The preceding map of Bulford illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²¹⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed Amendments to Bulford Settlement Boundary

Map Grid Reference	Proposed Amendments
G4, G5, G6, H5, E5, E6, F5, F6	Amend boundary to include built residential development that is physically related to the settlement.
F6, F7	Amend boundary to follow but not include clearly defined physical features - the road.
F7	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
F8	Amend boundary to include built residential development that is physically related to the settlement.
K5, K6, L5, L6, L7, M6, M7	Amend boundary to include the existing MOD Canadian Estate. Development physically related to the built form of the settlement.
I6, I5	Amend boundary to include built development physically related to the settlement.
H7, H8, G8	Amend boundary to include built development physically related to the settlement.

21 Wiltshire Council (June 2017) *Topic Paper 1: Settlement Boundary Review Methodology*

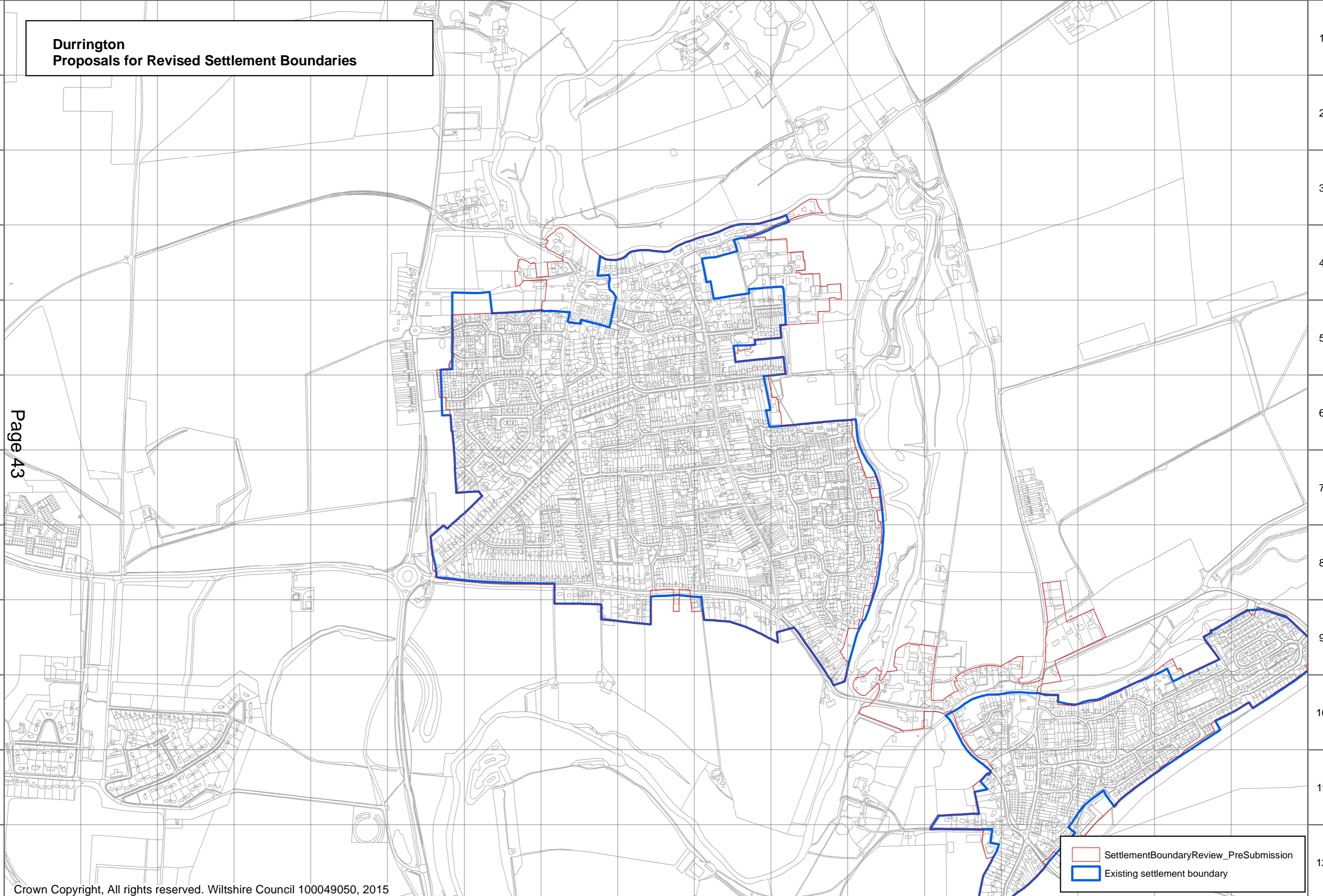
A B C D E F G H I J K L M N O P Q



1
2
3
4
5
6
7
8
9
10
11
12

**Durrington
Proposals for Revised Settlement Boundaries**

1
2
3
4
5
6
7
8
9
10
11
12

Page 43



	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Durrington

A.3 The preceding map of Durrington illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²²⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed Amendments to Durrington Settlement Boundary

Map Grid Reference	Proposed Amendments
F8	Amendment to follow clearly defined physical feature.
F6	Amendment to include built residential development physically related to the settlement.
F5, G5	Amendment to exclude area of land more closely related to the countryside.
H4, G4	Amendment to boundary to include area of built residential development physically related to the settlement.
K3	Amendment to boundary to include area of built residential development physically related to the settlement.
K4, K5	Amend boundary to include built community facility development physically related to the settlement.
J5	Amend boundary to include built community facility development physically related to the settlement.
K6	Amend boundary to include built community facility development physically related to the settlement.
L6, L7	Amend boundary to exclude area of land more closely related to the open countryside.
L8, L9, K9	Amend boundary to follow curtilages of properties and to exclude area more closely related to the countryside.
I9, J9, I8	Amendment to include built residential development physically related to the settlement and to follow defined physical features – the road.



22 Wiltshire Council (June 2017) *Topic Paper 1: Settlement Boundary Review Methodology*

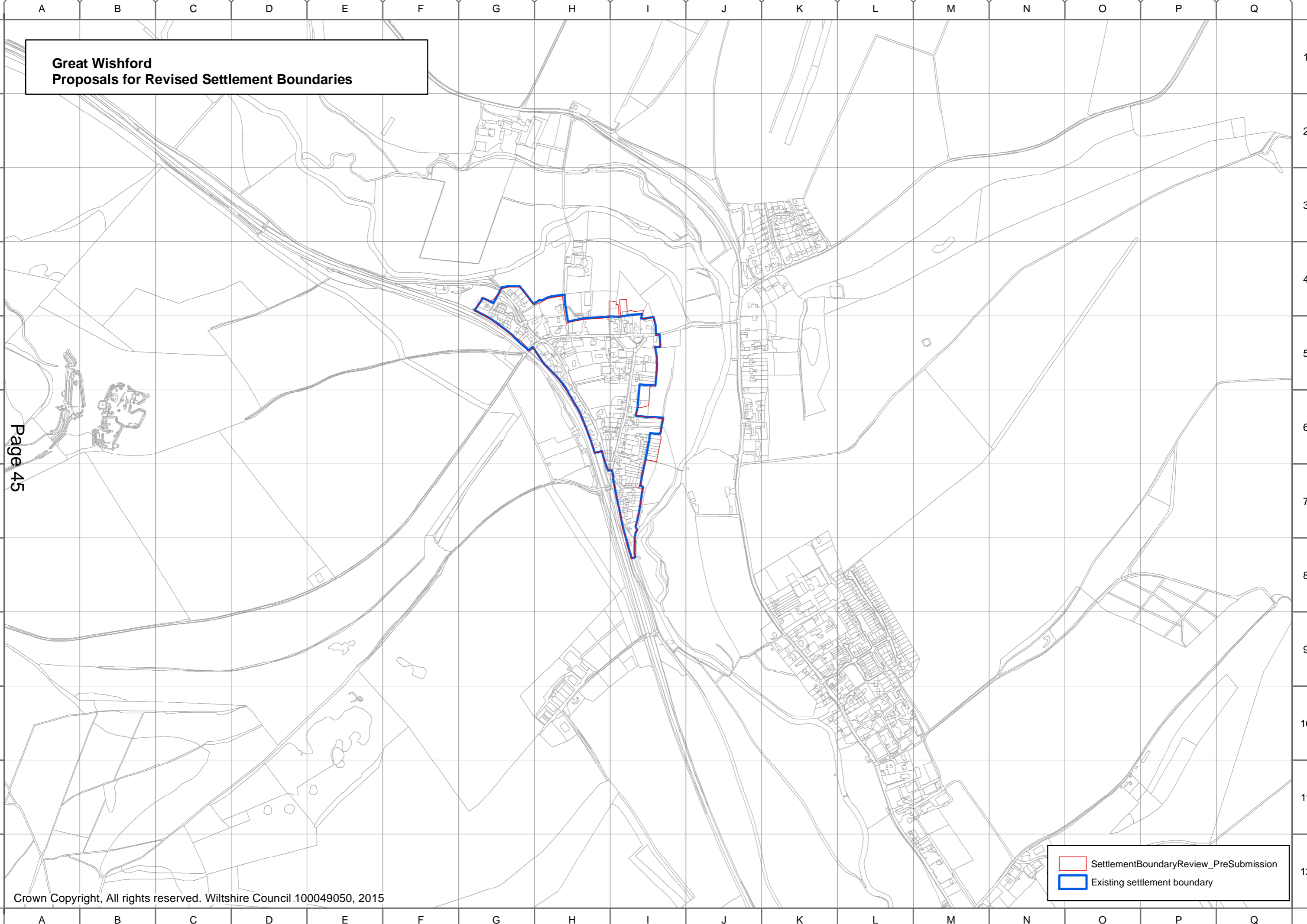
A B C D E F G H I J K L M N O P Q

1 2 3 4 5 6 7 8 9 10 11 12

**Great Wishford
Proposals for Revised Settlement Boundaries**

Page 45

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary



Great Wishford

A.4 The preceding map of Great Wishford illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.4* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²³⁾. The grid reference numbers are those used on the map overleaf.

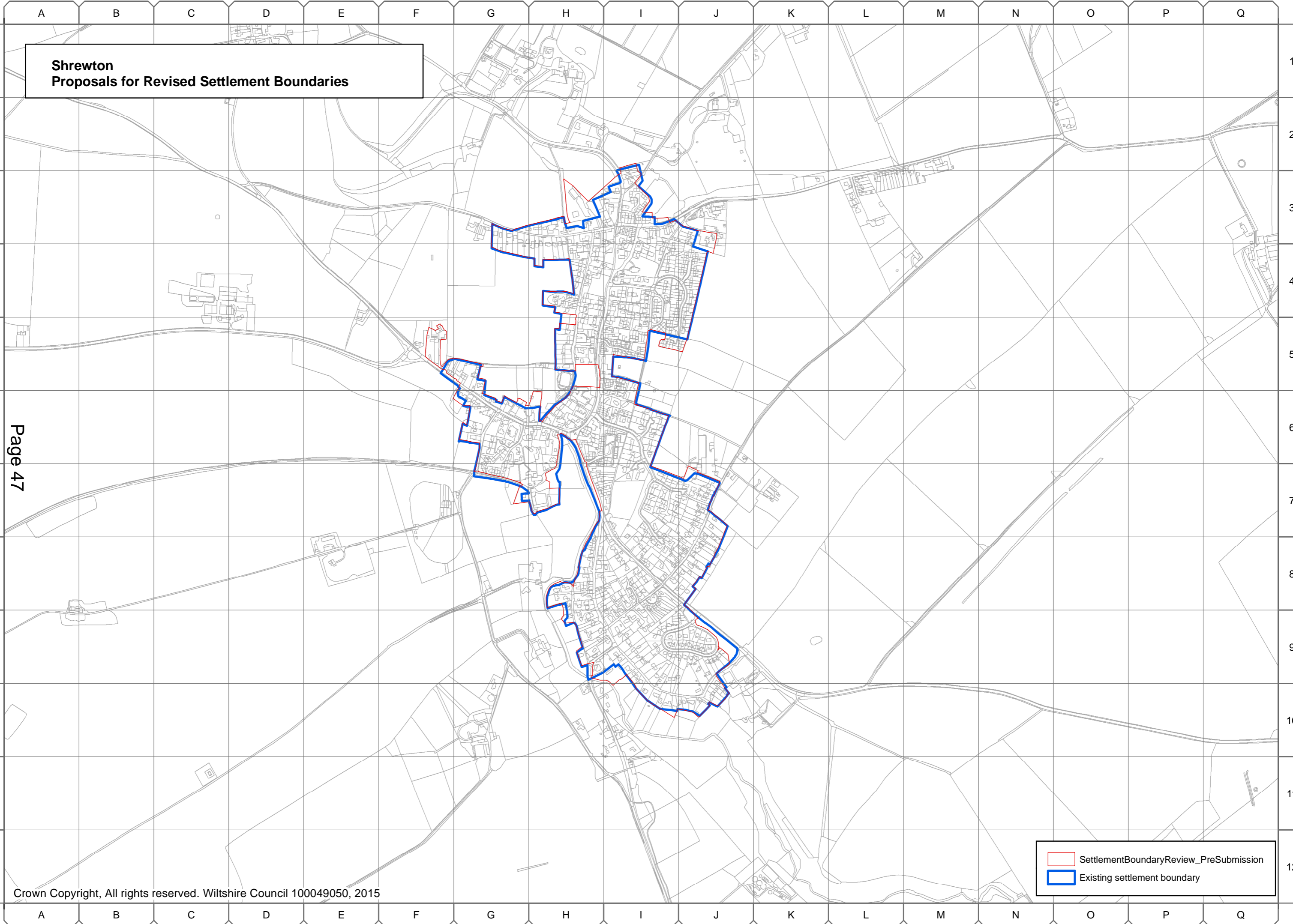
Table A.4 Proposed Amendments to Great Wishford Settlement Boundary



Map Grid Reference ⁽²⁴⁾	Proposed Amendments
I7	Slight amendment to boundary to follow curtilage of properties.
G5	Slight amendment to boundary to follow curtilage of properties.
H4, H5	Slight amendment to boundary to follow curtilage of properties and to be drawn on the settlement side of the road.
I4	Amend boundary to include built residential and community facility development physically related to the settlement.
I6, I5 (S)	Amend boundary to include curtilages of properties that more closely relate to the settlement.

23 Wiltshire Council (June 2017) *Topic Paper 1: Settlement Boundary Review Methodology*

24 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

**Shrewton
Proposals for Revised Settlement Boundaries**



	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

Shrewton

A.5 The preceding map of Shrewton illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.5* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²⁵⁾. The grid reference numbers are those used on the map overleaf.

Table A.5 Proposed Amendments to Shrewton Settlement Boundary

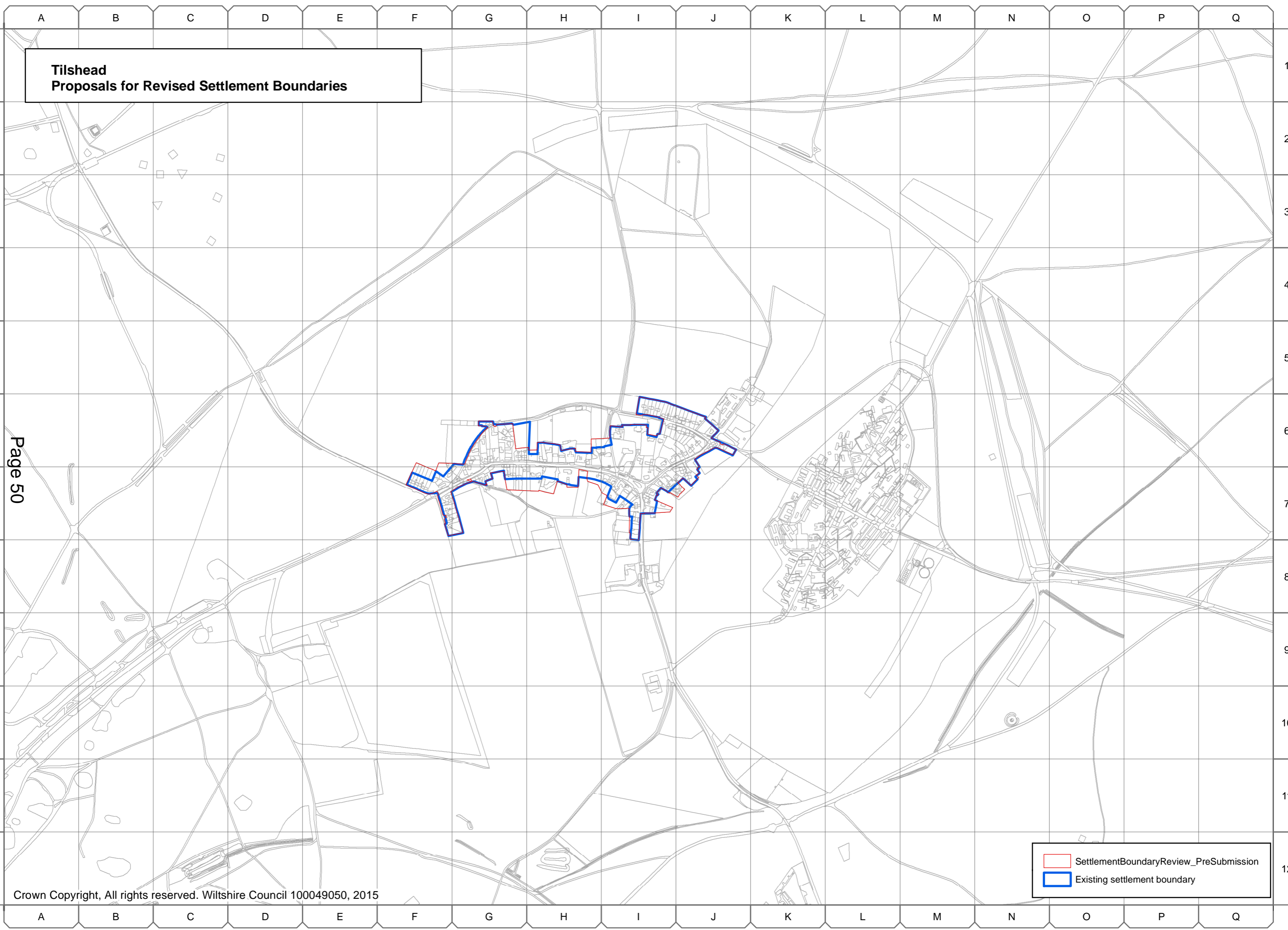
Map Grid Reference ⁽²⁶⁾	Proposed Amendments
F5	Amend boundary to include residential development that is physically related to the settlement.
F5, G5	Amendment to boundary to follow but not include clearly defined physical feature – the road.
F6, G6	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
G7 (N)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G7 (E)	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
H6, H7, H8	Amendment to boundary to follow but not include clearly defined physical feature – the road, and to exclude are of land more closely related to the countryside.
H9, I9	Amend boundary to include residential development that is physically related to the settlement, to follow but not include clearly defined physical features, i.e. the road, and to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I10	Amend boundary to include residential development that is physically related to the settlement.
J9, J10	Amend boundary to follow clearly defined physical features, i.e. the boundary of the property.
J7	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I5, J5	Amend boundary to include residential development that is physically related to the settlement.



25 Wiltshire Council (June 2017) *Topic Paper 1: Settlement Boundary Review Methodology*

26 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

J3, J4	Amend boundary to include employment development that is physically related to the settlement.
I3 (E)	Amend boundary to follow clearly defined physical features, i.e. the boundary of the property.
I3 (N)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H3, I3	Amend boundary to include community facilities development that is physically related to the settlement.
H5	Amend boundary to remove recreational / amenity space on the edge of the settlement.
H4, H5	Amend boundary to remove area of land more closely relating to the countryside.

**Tilshead
Proposals for Revised Settlement Boundaries**



	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

Tilshead

A.6 The preceding map of Tilshead illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.6* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²⁷⁾. The grid reference numbers are those used on the map overleaf.



Table A.6 Proposed Amendments to Tilshead Settlement Boundary

Map Grid Reference ⁽²⁸⁾	Proposed Amendments
F6, F7	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
G7, H7	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
H7 (N)	Amend boundary to follow clearly defined physical features – the road.
I7	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
G6, H6	Amend boundary to remove area of land more closely related to the open countryside and to include curtilage of property and built development physically related to the settlement.

27 Wiltshire Council (June 2017) *Topic Paper 1: Settlement Boundary Review Methodology*

28 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

**The Winterbournes
Proposals for Revised Settlement Boundaries**

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

The Winterbournes

A.7 The preceding map of the Winterbournes illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.7* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²⁹⁾. The grid reference numbers are those used on the map overleaf.

Table A.7 Proposed Amendments to the Winterbournes Settlement Boundary

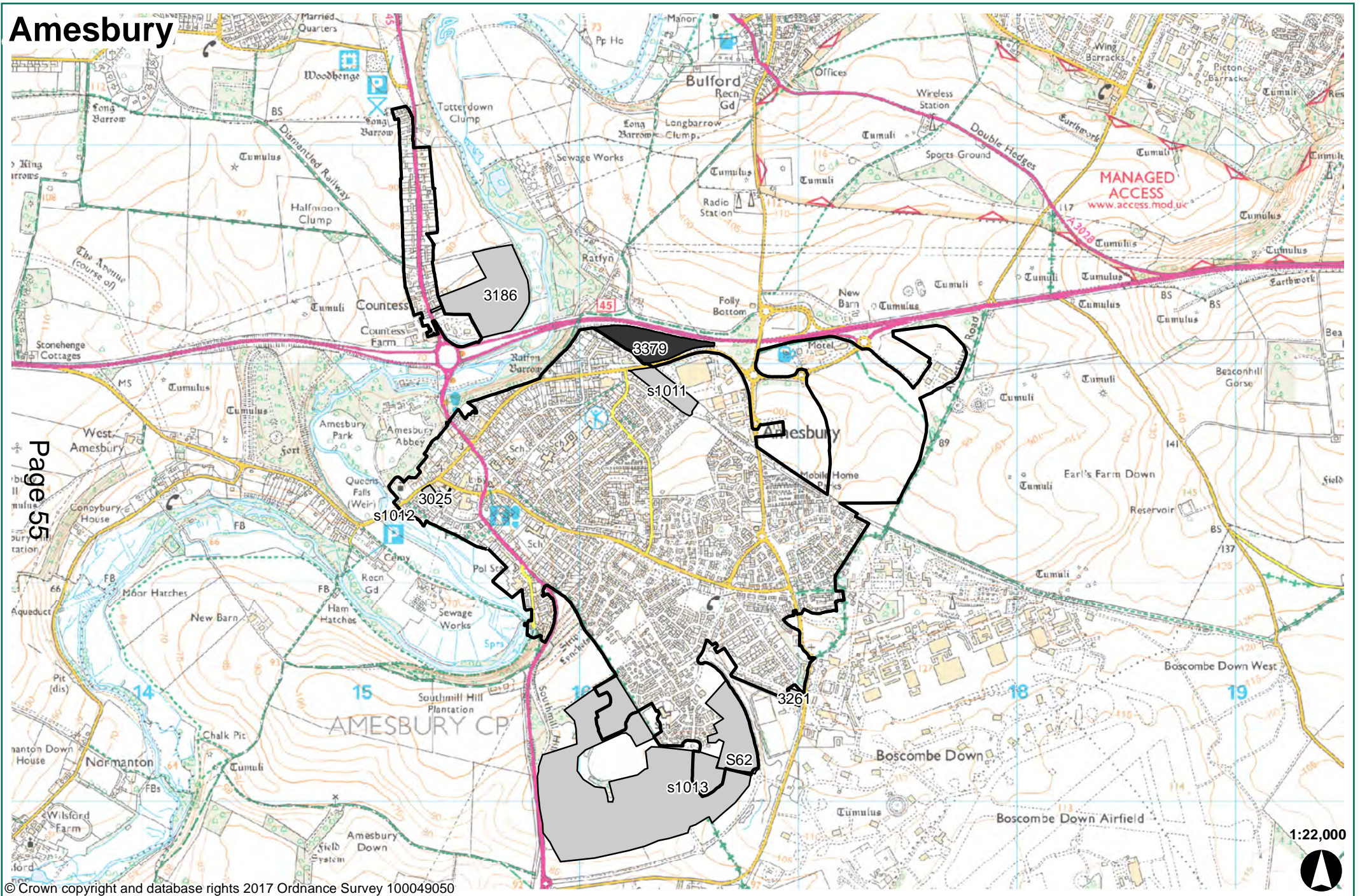
Map Grid Reference ⁽³⁰⁾	Proposed Amendments
G9	Boundary to follow settlement side of the road, excluding the road.
G9 (E), H8	Amend boundary to include built community facility closely related to the settlement.
H7	Boundary to follow settlement side of the road, excluding the road.
H6 (N), H5	Amend boundary to include area of built residential development closely related to the settlement.
I8	Amend boundary to exclude parcel of land more closely related to the countryside.
H8 (N), H7 (S)	Amend boundary to exclude parcel of land more closely related to the countryside.
L2, L3	Amend boundary to include curtilages of properties that are more closely related to the built form of the settlement.

29 Wiltshire Council (June 2017) *Topic Paper 1: Settlement Boundary Review Methodology*

30 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

Appendix B: SHLAA sites considered during the site selection process

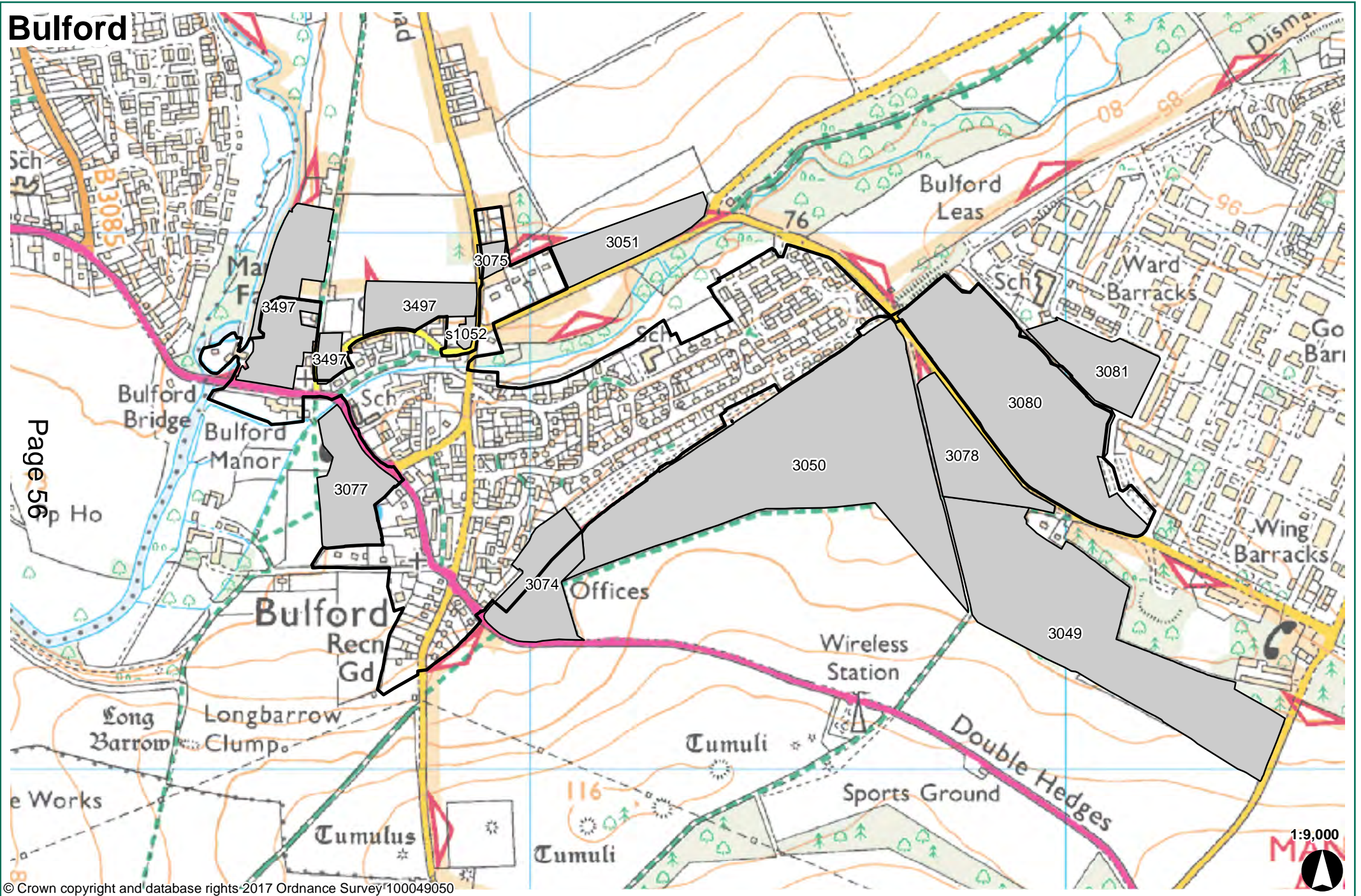
Amesbury



© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Bulford

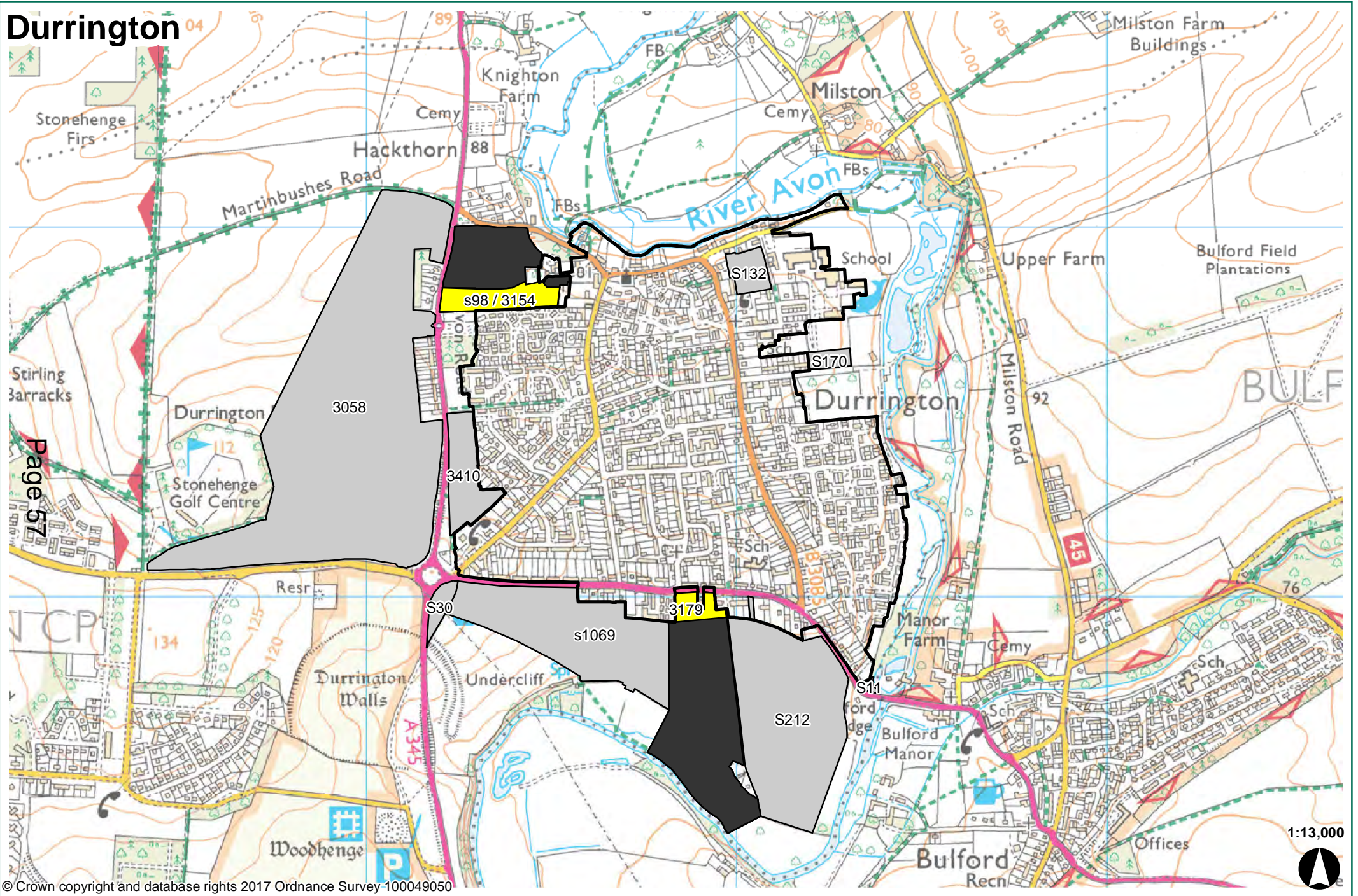


Page 56

© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

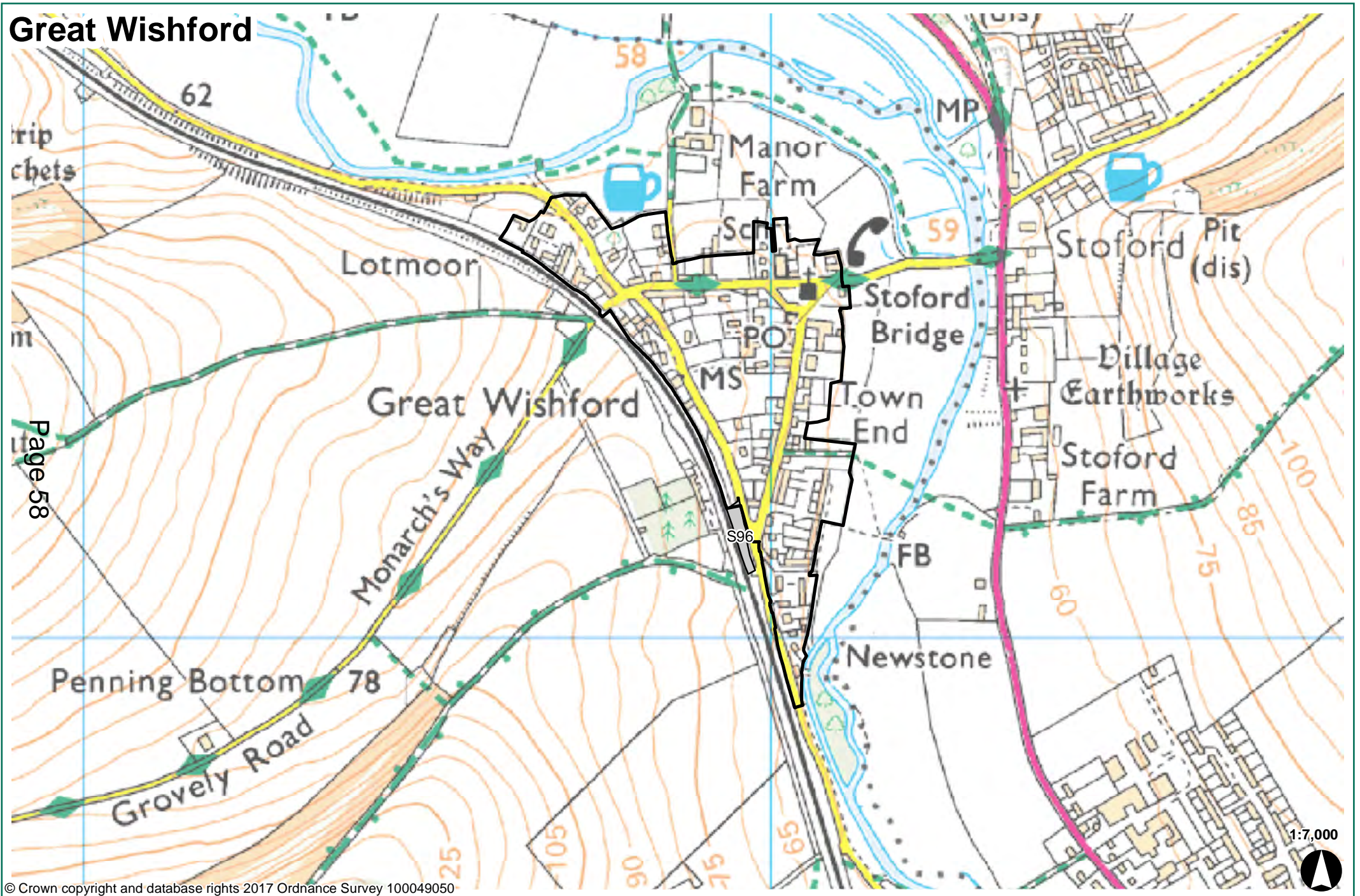
Durrington



© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Great Wishford

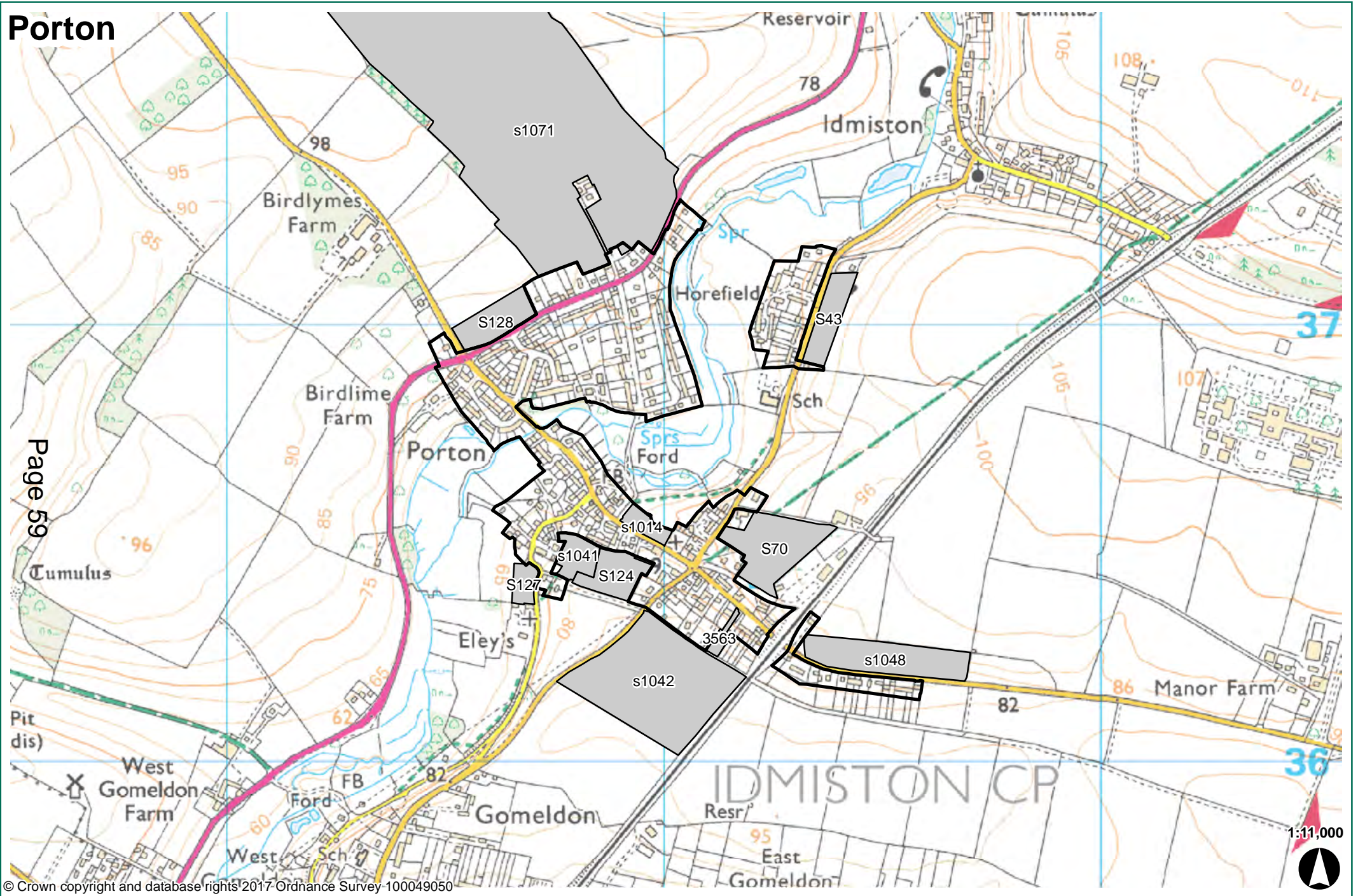


Page 58

© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Porton

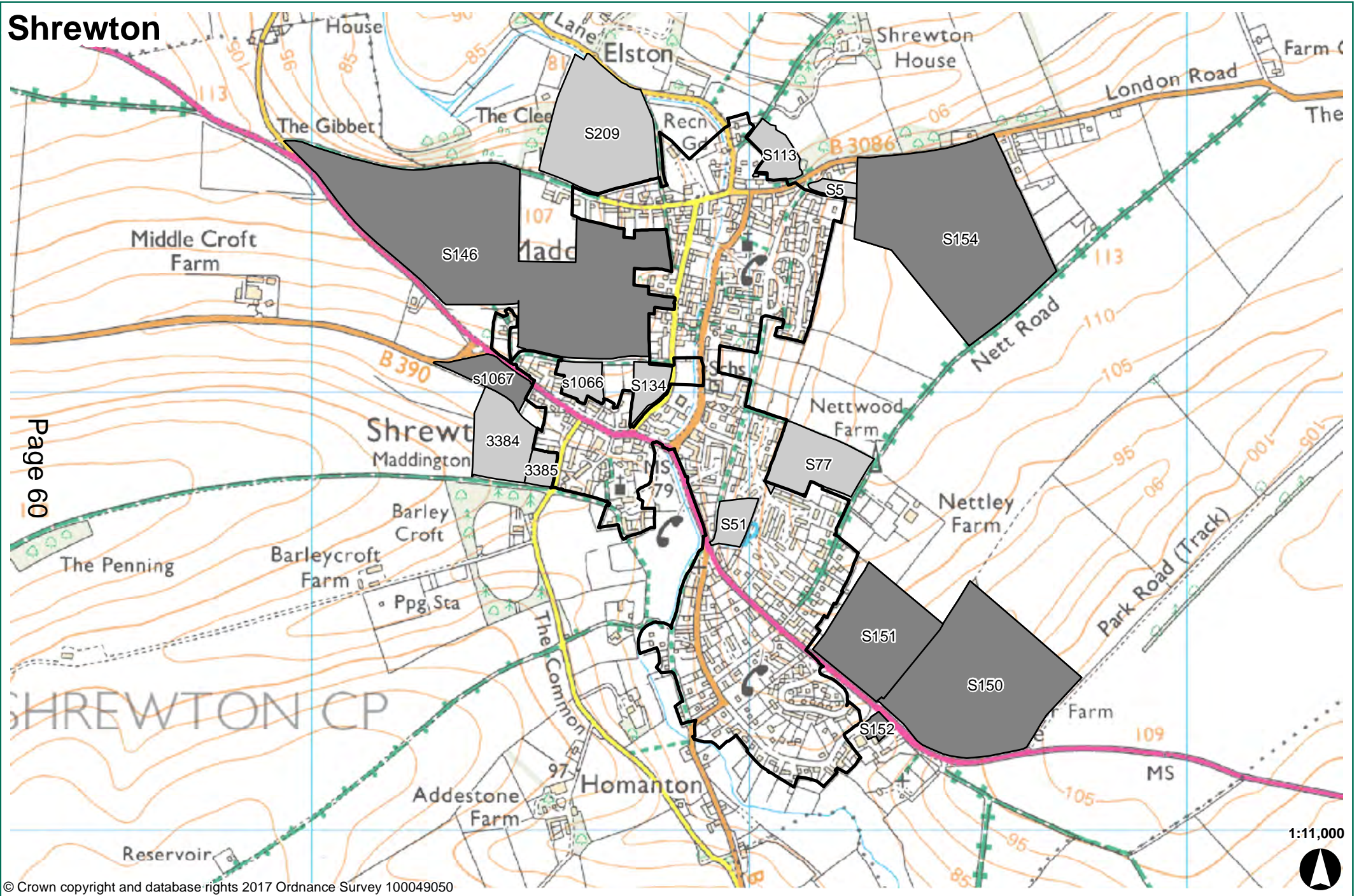


Page 59

© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Shrewton



Page 60

© Crown copyright and database rights 2017 Ordnance Survey 100049050

1:11,000

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4



Tilshead

TILSHEAD CP

Tilshead

S78

3383

West End

Pembroke Farm

Westdo
Car

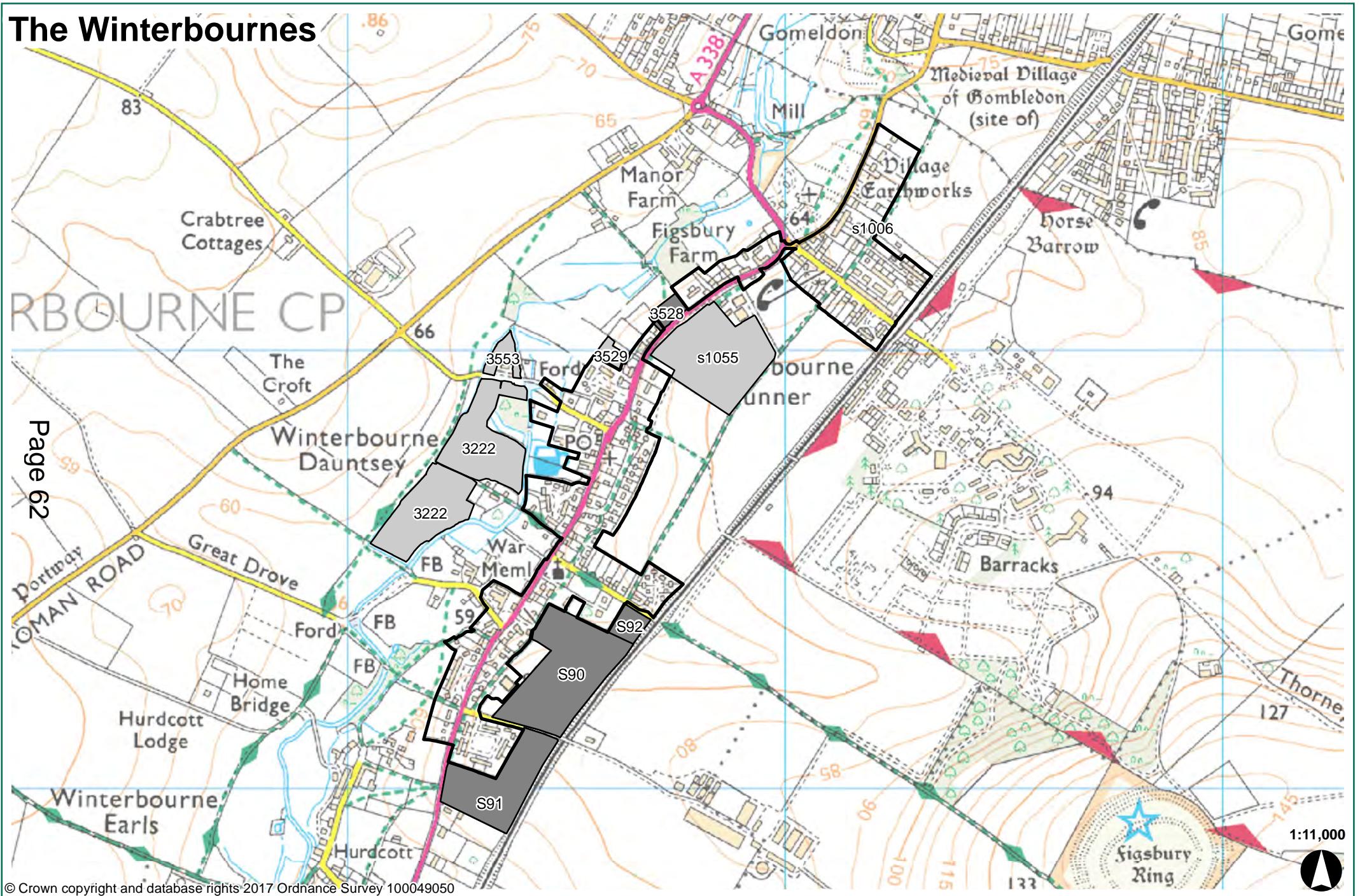
1:6,000

Page 61

© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

The Winterbournes



© Crown copyright and database rights 2017 Ordnance Survey 100049050















- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

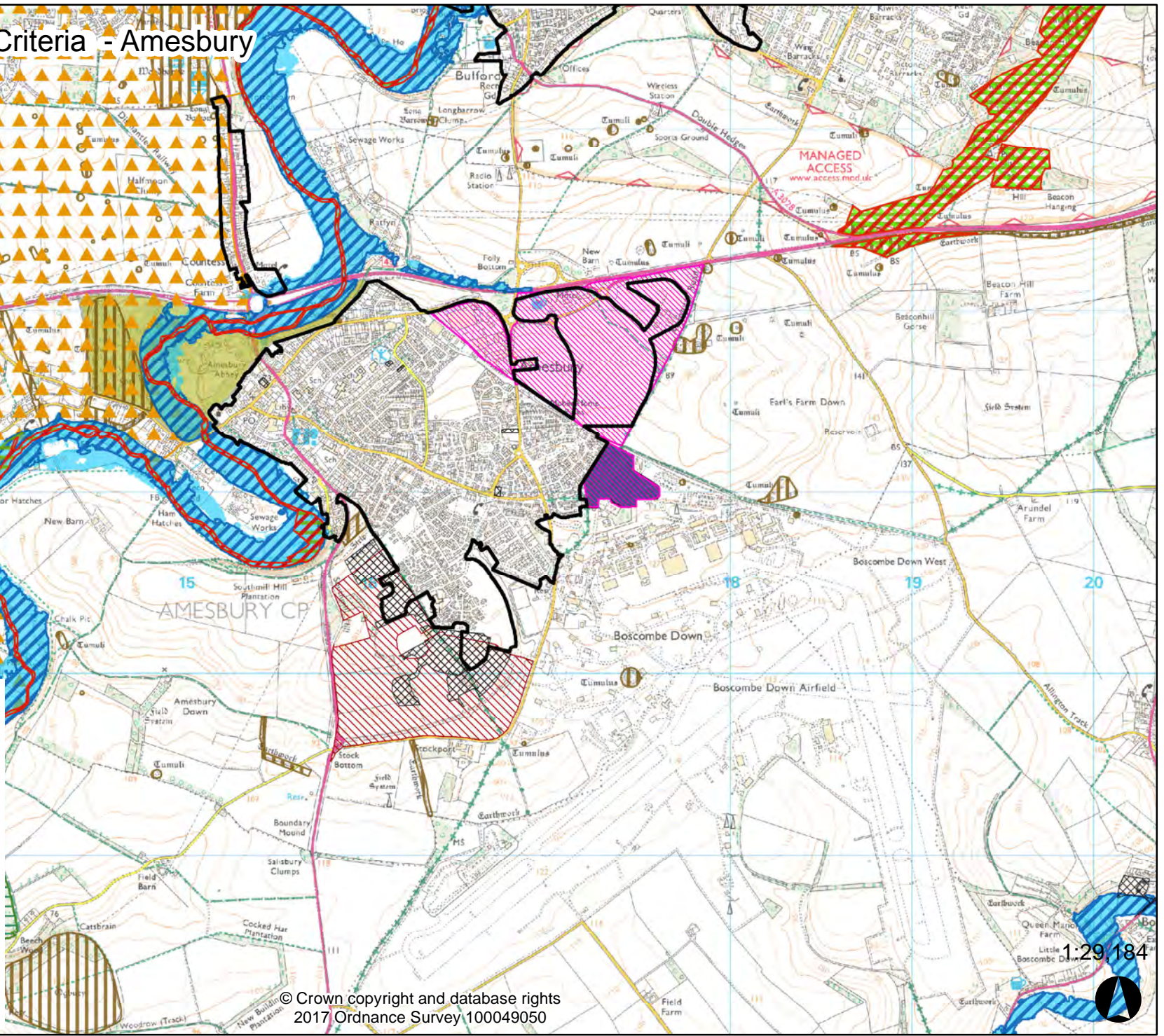
Appendix C: Exclusionary criteria considered at Stage 2a of the site selection process

Stage 2 Exclusionary Criteria - Amesbury

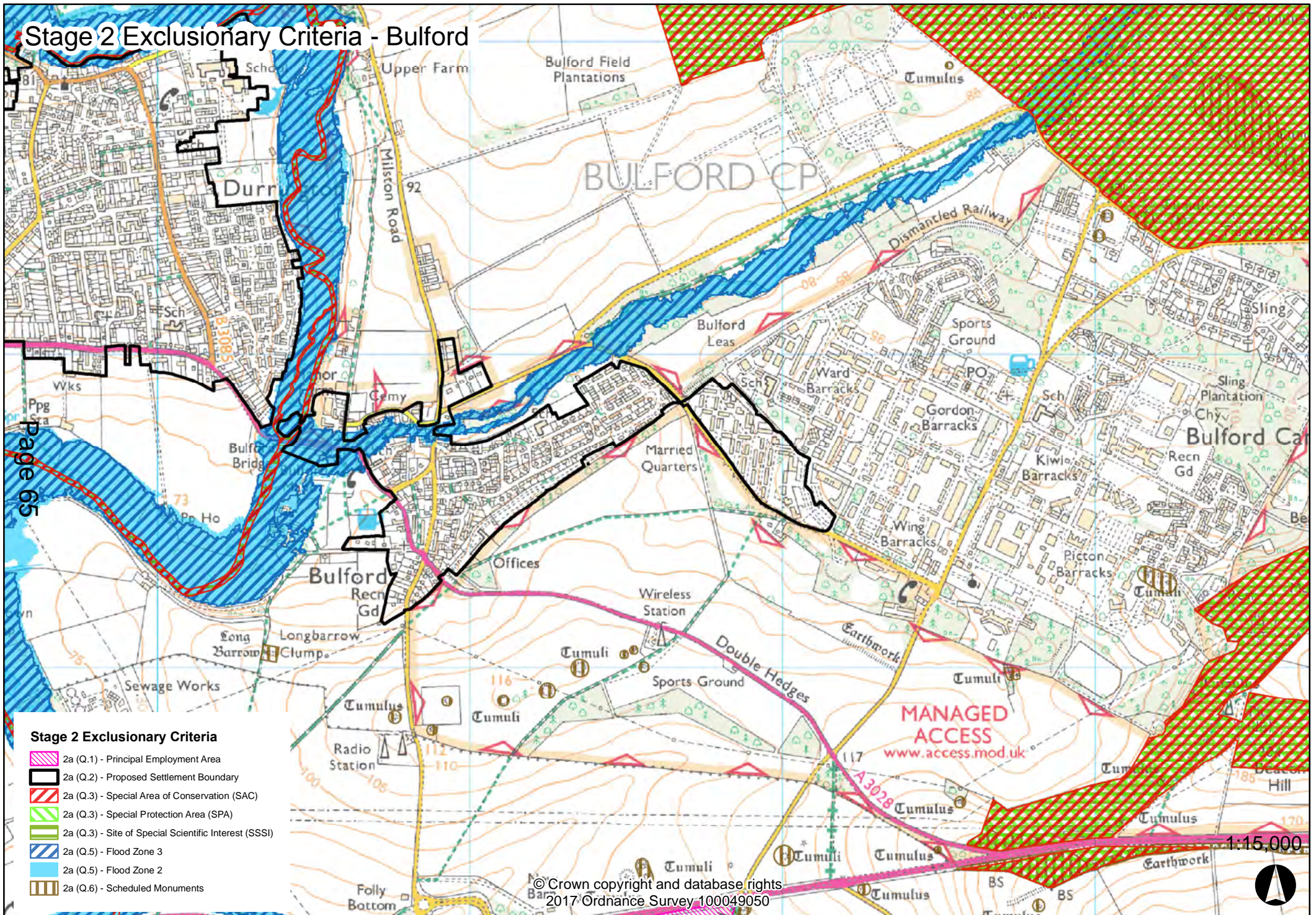
Page 64

Stage 2 Exclusionary Criteria









-  2a (Q.1) - Principal Employment Area
-  2a (Q.1) - WCS Strategic Site Allocation
-  2a (Q.1) - Local Plan Allocation
-  2a (Q.1) - Extant commitments
-  2a (Q.2) - Proposed Settlement Boundary
-  2a (Q.3) - Special Area of Conservation (SAC)
-  2a (Q.3) - Special Protection Area (SPA)
-  2a (Q.3) - Ancient Woodland
-  2a (Q.3) - Site of Special Scientific Interest (SSSI)
-  2a (Q.5) - Flood Zone 3
-  2a (Q.5) - Flood Zone 2
-  2a (Q.6) - World Heritage Sites
-  2a (Q.6) - Scheduled Monuments
-  2a (Q.6) - Parks and Gardens



Stage 2 Exclusionary Criteria - Bulford



Page 65

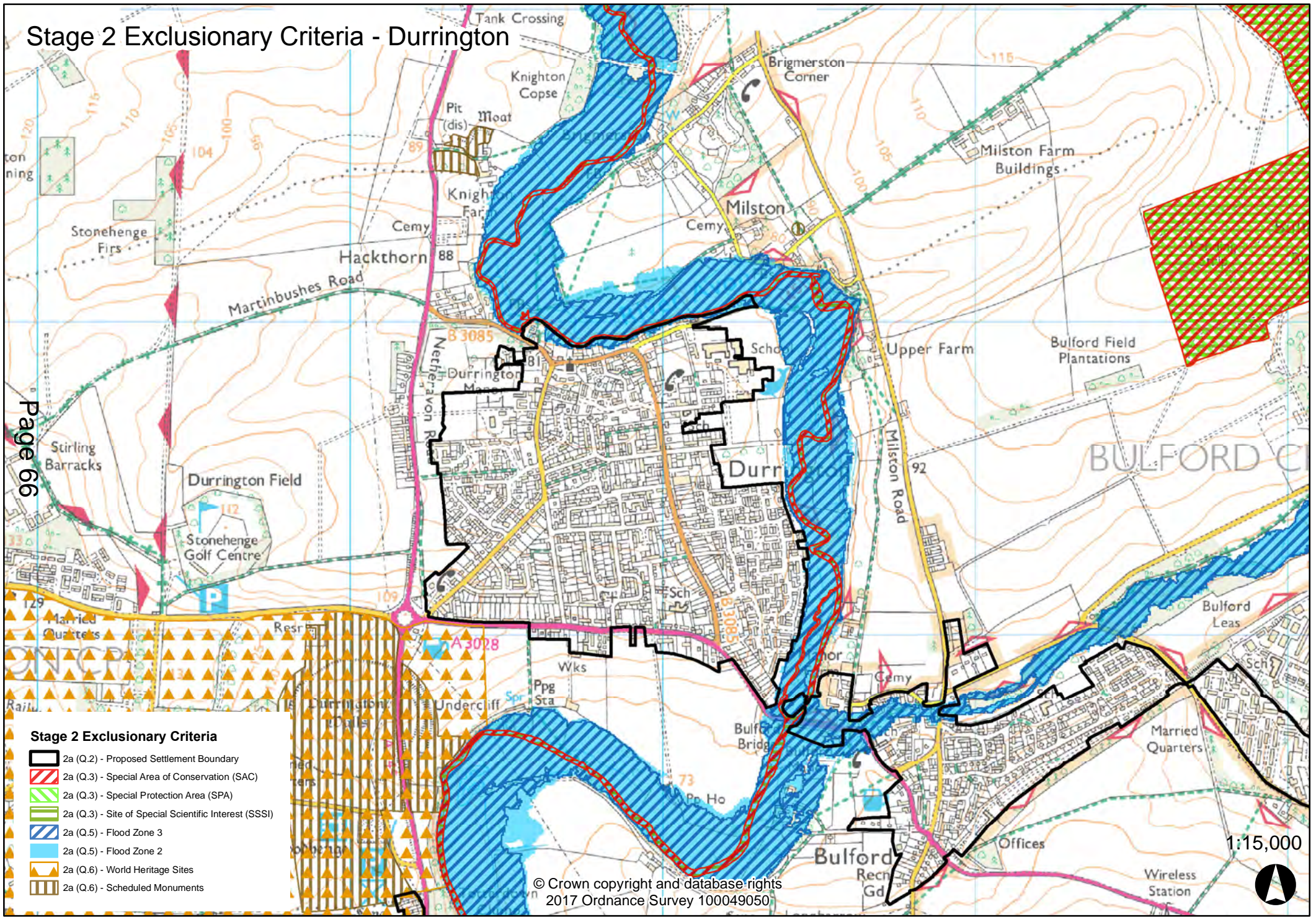
- Stage 2 Exclusionary Criteria**
-  2a (Q.1) - Principal Employment Area
 -  2a (Q.2) - Proposed Settlement Boundary
 -  2a (Q.3) - Special Area of Conservation (SAC)
 -  2a (Q.3) - Special Protection Area (SPA)
 -  2a (Q.3) - Site of Special Scientific Interest (SSSI)
 -  2a (Q.5) - Flood Zone 3
 -  2a (Q.5) - Flood Zone 2
 -  2a (Q.6) - Scheduled Monuments

MANAGED ACCESS
www.access.mod.uk









1:15,000



Stage 2 Exclusionary Criteria - Durrington



Page 66

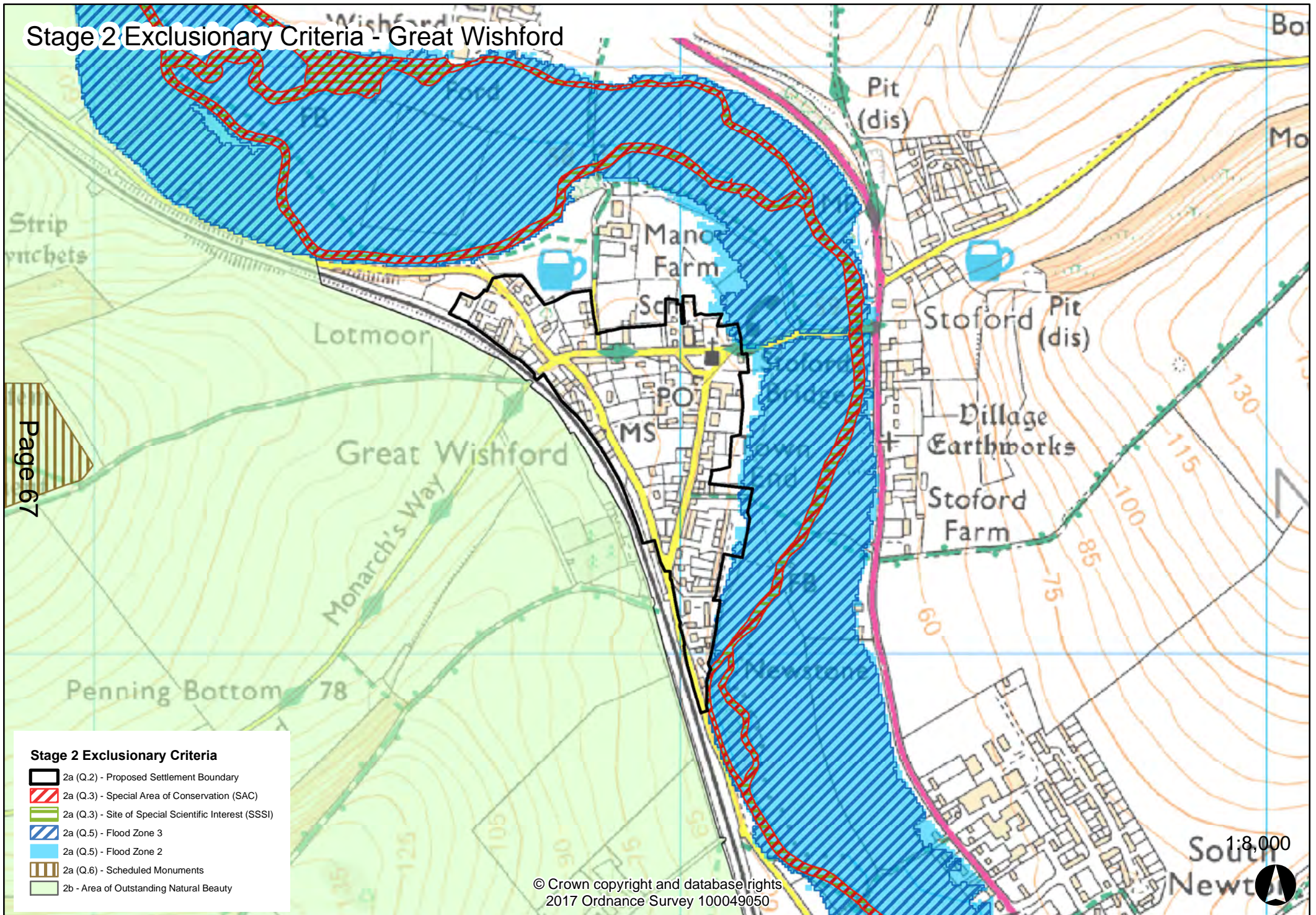
- Stage 2 Exclusionary Criteria**
-  2a (Q.2) - Proposed Settlement Boundary
 -  2a (Q.3) - Special Area of Conservation (SAC)
 -  2a (Q.3) - Special Protection Area (SPA)
 -  2a (Q.3) - Site of Special Scientific Interest (SSSI)
 -  2a (Q.5) - Flood Zone 3
 -  2a (Q.5) - Flood Zone 2
 -  2a (Q.6) - World Heritage Sites
 -  2a (Q.6) - Scheduled Monuments

© Crown copyright and database rights
2017 Ordnance Survey 100049050

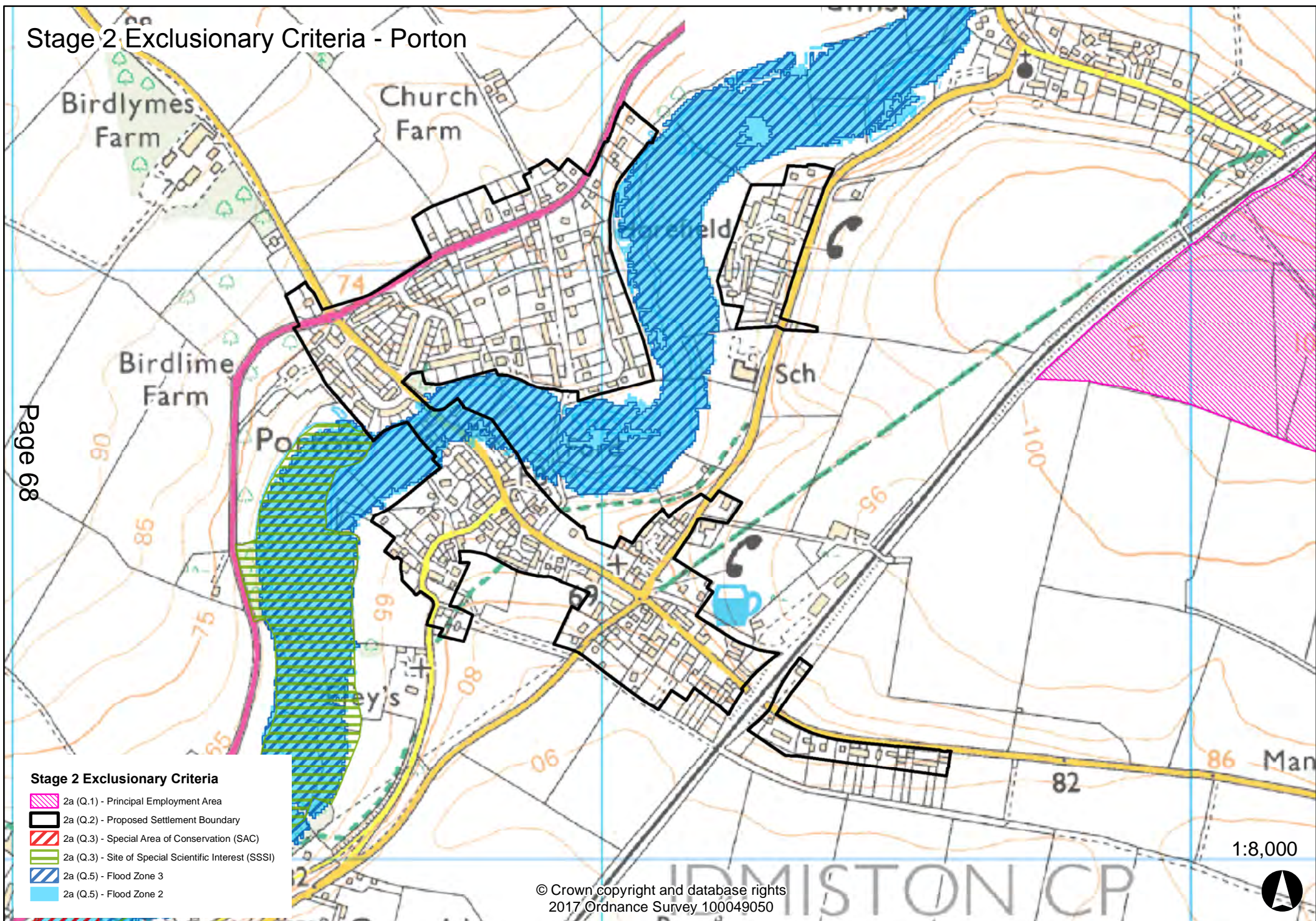
1:15,000









Stage 2 Exclusionary Criteria - Great Wishford



Stage 2 Exclusionary Criteria - Porton

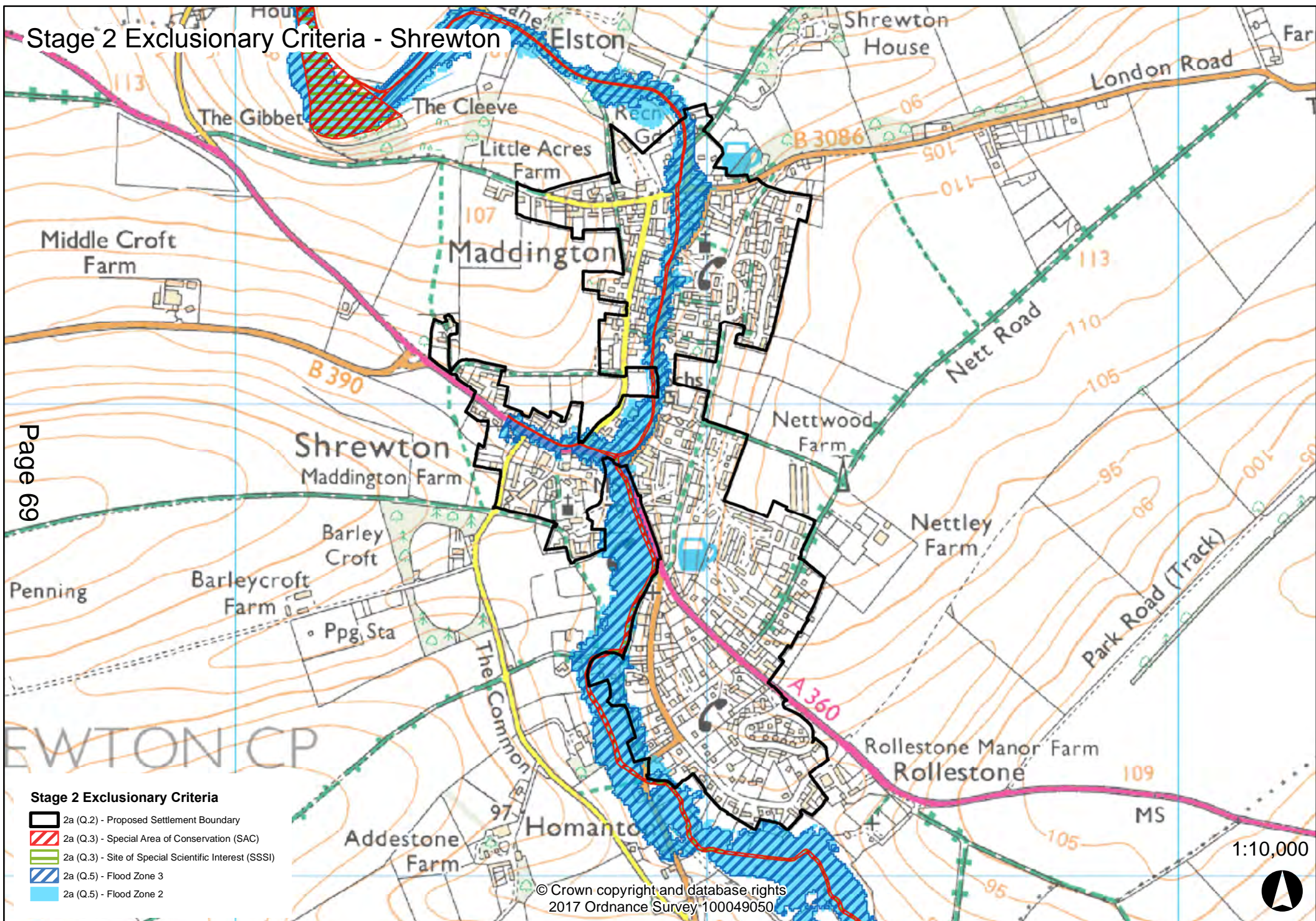


Page 68

- Stage 2 Exclusionary Criteria**
-  2a (Q.1) - Principal Employment Area
 -  2a (Q.2) - Proposed Settlement Boundary
 -  2a (Q.3) - Special Area of Conservation (SAC)
 -  2a (Q.3) - Site of Special Scientific Interest (SSSI)
 -  2a (Q.5) - Flood Zone 3
 -  2a (Q.5) - Flood Zone 2








Stage 2 Exclusionary Criteria - Shrewton



Page 69

Stage 2 Exclusionary Criteria

-  2a (Q.2) - Proposed Settlement Boundary
-  2a (Q.3) - Special Area of Conservation (SAC)
-  2a (Q.3) - Site of Special Scientific Interest (SSSI)
-  2a (Q.5) - Flood Zone 3
-  2a (Q.5) - Flood Zone 2

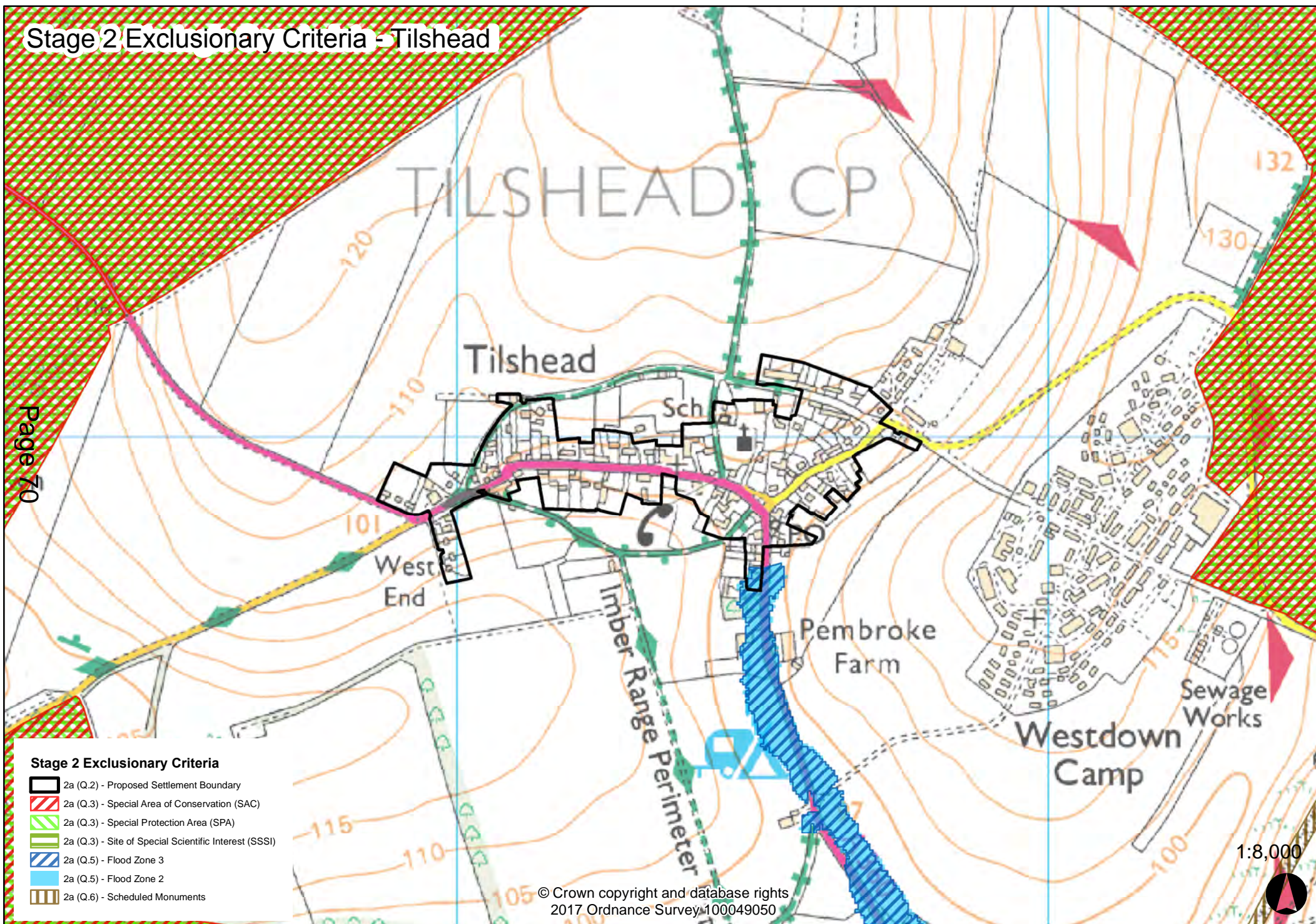
© Crown copyright and database rights
2017 Ordnance Survey 100049050

1:10,000



Stage 2 Exclusionary Criteria - Tilshead

Page 70



Stage 2 Exclusionary Criteria

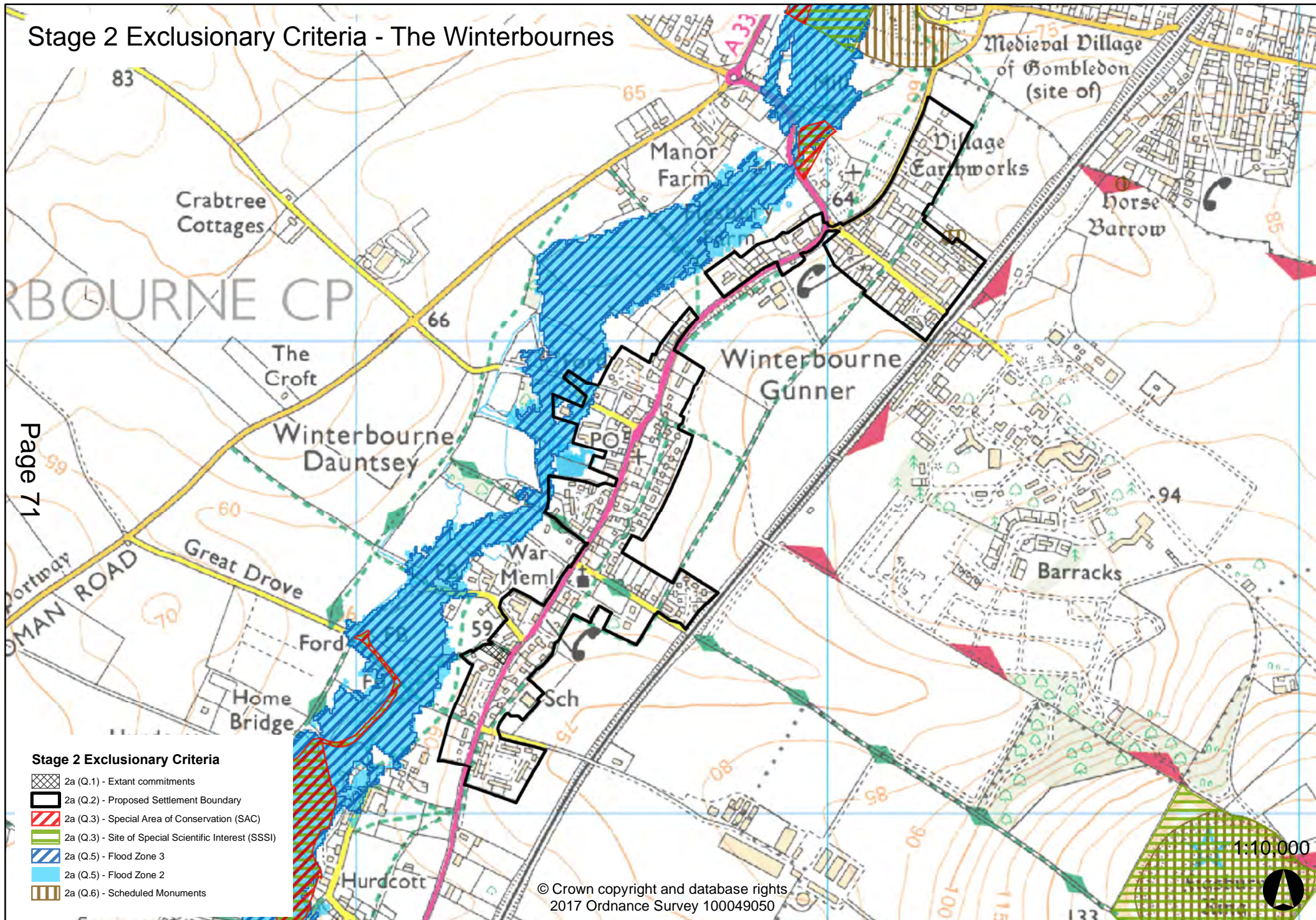
- 2a (Q.2) - Proposed Settlement Boundary
- 2a (Q.3) - Special Area of Conservation (SAC)
- 2a (Q.3) - Special Protection Area (SPA)
- 2a (Q.3) - Site of Special Scientific Interest (SSSI)
- 2a (Q.5) - Flood Zone 3
- 2a (Q.5) - Flood Zone 2
- 2a (Q.6) - Scheduled Monuments

© Crown copyright and database rights
2017 Ordnance Survey 100049050








1:8,000



Stage 2 Exclusionary Criteria - The Winterbournes




Page 71

- Stage 2 Exclusionary Criteria**
-  2a (Q.1) - Extant commitments
 -  2a (Q.2) - Proposed Settlement Boundary
 -  2a (Q.3) - Special Area of Conservation (SAC)
 -  2a (Q.3) - Site of Special Scientific Interest (SSSI)
 -  2a (Q.5) - Flood Zone 3
 -  2a (Q.5) - Flood Zone 2
 -  2a (Q.6) - Scheduled Monuments

© Crown copyright and database rights
2017 Ordnance Survey 100049050

1:10,000



Appendix D: Assessment criteria and output from Stage 2a of the site selection process

Table D.1 Stage 2a colour grading

Red	Green
Absolute exclusionary criteria associated with this site. Exclude this site from further appraisal.	Site has the potential to be suitable for allocation for residential development. Continue with discretionary appraisal.

Table D.2 Stage 2a exclusionary questions

Exclusionary questions
1. Is the SHLAA site fully or partly a commitment? Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?
2. Is the site fully or partly within the settlement boundary ⁽³¹⁾ ?
3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)?
4. Is the site fully or partly within green belt?
5. Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)?

31 The approach to site selection and the relationship with the settlement boundary, both adopted and emerging, is described in Topic Paper 2: Site Selection Methodology

Table D.3 Stage 2a assessment for Amesbury, Bulford and Durrington

Area of search: Amesbury, Bulford and Durrington													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria ⁽³²⁾						Remaining developable site capacity	Land available? Y/N ⁽³³⁾	Land developable? Y/N ⁽³⁴⁾	Consideration	Recommendation (take forward/ remove)
			1	2	3	4	5	6					
Amesbury													
S62	Land to the east of Archers Gate, Amesbury	130	Y								Site has been permitted/completed	Remove	
s1011	Superstore, London Road, Amesbury	55	N	Y							Site is within the settlement boundary.	Remove	
s1012	Royal British Legion, Amesbury	3									Site removed as capacity below 5 dwellings before strategic criteria applied.	Remove	
s1013	Land off Southmill Hill, Amesbury	608	Y								Site has been permitted/completed	Remove	

34 Y = Yes, N = No = There is no appropriate vehicular access and/or vehicle access to the site would be more than likely to require additional land owned by a third party

33 Following Landowner Survey: Y = Yes (Green), N = No (Red), U = Unknown (Red), M = In multiple ownership (Red) - unless any available land retains deliverability and viability i.e. access, >5 dwelling site capacity

32 N = No (Green), P = Partly (Red), Y = Yes (Red)

Area of search: Amesbury, Bulford and Durrington												
3025	Rear of Antrobus Arms Hotel, Amesbury	12	N	Y							Site is within the settlement boundary.	Remove
3186	Land to rear of Countess Services, Amesbury	189	N	N	N	P	N	152	U		Part of site within Flood Zone 2 and 3. Site availability is unknown.	Remove
3261	Amesbury Old Reservoir, Stockport Road	10	Y								The site is allocated as open space by saved policy R5 of the Salisbury District Local Plan 2011.	Remove
3379	Land north of London Road, Amesbury	101	N	N	N	N	N	101	Y	Y	Site does not meet exclusionary criteria, so taken forward for further consideration.	Take forward
Bulford												
s1052	Rear of the Old Bakery, Bulford	4									Site removed as capacity below 5 dwellings before strategic criteria applied.	Remove
3049	Bulford 7	162	Y								Site would be isolated from the main settlement. Landowner survey also showed site availability is unknown.	Remove

Area of search: Amesbury, Bulford and Durrington

3050	Bulford 6 / 23	218	Y																Remove
3051	Bulford 2	46	N	N	N	N	N	N	N	N	N	46	U						Remove
3074	Bulford 9	61	Y																Remove
3075	Bulford 1	8	N	N	N	N	N	N	N	N	8	N							Remove
3077	Bulford 15	54	N	N	N	N	N	N	N	N	49	U							Remove

Area of search: Amesbury, Bulford and Durrington											
3078	Bulford 16	57	Y							Remainder of site does not meet exclusionary criteria; however site not taken forward following landowner survey which showed site availability is unknown.	Remove
3080	Bulford 5	198	Y							Site is part of a scheme that has been completed. (Canadian Estate - S/2011/1112). Site is unavailable.	Remove
3081	Bulford 4	50	Y						-	Site is committed / completed.	Remove
3497	Land at Manor Farm, Bulford	121	N	N	N	P	N	P	103	U	Remove
Durrington											

Area of search: Amesbury, Bulford and Durrington												
S11	Land to the North of Bulford Hill, Durrington	3									Site removed as capacity below 5 dwellings before strategic criteria applied.	Remove
S30	Land at Kamatan Acres, Durrington	15	N	N	N	N	N	N	Y		Wholly within World Heritage Site and partly within Scheduled Monument.	Remove
S98	Land to Rear of Durrington Manor, Durrington	104	N	N	N	N	N	N	Y	103	Site does not meet exclusionary criteria, so taken forward for further consideration	Take forward
S132	Land to West of Upper Avon School, Durrington	27	N	N	N	N	N	N	U	27	Site does not meet exclusionary criteria, however site not taken forward following landowner survey which showed site availability is unknown.	Remove
S170	Land to South of Upper Avon School, Durrington	13	Y								The site is currently allocated as open space in saved policy R5 of the Salisbury District Local Plan 2011.	Remove
S212	Land at Manor Farm, Durrington	203	N	N	N	N	N	N	U	184	Partially within Flood Zones 2 and 3. Remainder of site does not meet exclusionary criteria, however site not taken forward following	Remove

Area of search: Amesbury, Bulford and Durrington														
											landowner survey which showed site availability is unknown.			
s1069	Land off Larkhill Road, Durrington	181	N	N	N	N	N	N	N	P	156	U	Partially within World Heritage Site. Remainder of site does not meet exclusionary criteria, however site not taken forward following landowner survey which showed site availability is unknown. Note: significant historic environment/landscape concerns at site.	Remove
3058	Larkhill 15	557	N	N	N	N	N	N	N	N	557	N	Site does not meet exclusionary criteria; however site not taken forward following landowner survey which showed site is unavailable. Also, site is somewhat isolated from the settlement.	Remove
3154	Piece Meadow, Durrington	29	N	N	N	N	N	N	N	N	14	Y	Site does not meet exclusionary criteria, so taken forward for further consideration.	Take forward
3179	Land off Larkhill Road	160	P	N	N	N	N	N	N	N	143	Y	Partially within Flood Zones 2 and 3. Remainder of site does not meet	Take forward

Area of search: Amesbury, Bulford and Durrington										
3410	Land to the east of Netheravon Road, Durrington	61	Y				exclusionary criteria, so taken forward for further consideration			Remove

Table D.4 SHLAA sites considered at Amesbury, Bulford and Durrington

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Amesbury	S62, S1011, S1012, S1013, 3025, 3186, 3261	3379
Bulford	S1057, 3049, 3050, 3051, 3074, 3075, 3077, 3078, 3080, 3081, 3497	None
Durrington	S11, S30, S132, S170, S212, S1069, 3058, 3410	S98, 3154, 3179

Table D.5 Stage 2a assessment for Amesbury Community Area Remainder

Area of search: Amesbury Community Area Remainder													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria ⁽³⁵⁾						Remaining developable site capacity	Land available? Y/N ⁽³⁶⁾	Land developable? Y/N ⁽³⁷⁾	Consideration	Recommendation (take forward/ remove)
			1	2	3	4	5	6					
Great Wishford													
S96	Land adjacent to Wetherthop	4									Site removed as capacity below 5 dwellings before strategic criteria applied.	Remove	
Porton													
S43	Land at Idmiston Road	28	N	N	N	N	N	28	U		Exclusionary criteria not met however land availability/deliverability unknown.	Remove	
S70	Buller Park, East of Idmiston Road	57	N	N	N	N	N	57	Y	Y	Exclusionary criteria not met.	Take forward	
S124	Land behind Chalk House	29	Y								Entire site already had full planning permission (committed). Site removed from further consideration.	Remove	

37 Y = Yes, N = No, U = Unknown, P = Partly (Red), Y = Yes (Red)

36 Following Landowner Survey: Y = Yes (Green), N = No (Red), U = Unknown (Red), M = In multiple ownership (Red) - unless any available land retains deliverability and viability i.e. access, >5 dwelling site capacity

35 N = No (Green), P = Partly (Red), Y = Yes (Red)

Area of search: Amesbury Community Area Remainder														
S127	Land between Rosemoor and Oakwood Cottage	11	N	N	N	N	N	N	N	11	Y	Y	Exclusionary criteria not met.	Take forward
S128	Land between Porton Road and Beech End	32	N	N	N	N	N	N	N	32	U		Exclusionary criteria not met however land availability/deliverability unknown.	Remove
S1014	Cuckoo Pen	11	N	Y						11			Site is within the settlement boundary. Remove from further consideration.	Remove
S1041	Land rear of Parsons Close	19	N	N	N	N	N	N	N	19	Y	Y	Exclusionary criteria not met.	Take forward
S1042	Land off Gomeldon Road	156	N	N	N	N	N	N	N	156	Y	Y	No exclusionary criteria met.	Take forward
S1048	Land off Winterslow Road	58	N	N	N	N	N	N	N	58	Y	Y	No exclusionary criteria met.	Take forward
S1071	Church Farm	526	N	N	N	N	N	N	N	526	U		Exclusionary criteria not met however land availability/deliverability unknown.	Remove
3563	72 Winterslow Road	6	P							3			Part of the site is within the settlement boundary and this part of the site could come forward	Remove

Area of search: Amesbury Community Area Remainder												
											without the need for an allocation. The remainder of the site has capacity for approximately 3 dwellings. Remove from further consideration.	
Shrewton												
S5	Land at London Road	9										Remove
S51	Land at Rear of Royal Oak Public House	19										Remove
S77	Land at Nettwood Road	59										Remove
S113	Land to the Rear of Hinde's Meadow	25										Remove

Area of search: Amesbury Community Area Remainder															
S134	Land at Shrewton	20	Y									width. No access possible through Hinde's Meadow.	Remove		
S146	Land to the west of Tanner's Lane and south of the Hollow	289	N	N	N	N	N	N	N	N	289	Y	Y	Site does not meet exclusionary criteria, so taken forward for further consideration	Take forward
S150	Land north of the A360	156	N	N	N	N	N	N	N	N	156	Y	Y	Site does not meet exclusionary criteria, so taken forward for further consideration	Take forward
S151	Land South of Nettley Farm	109	N	N	N	N	N	N	N	N	109	Y	Y	Site does not meet exclusionary criteria, so taken forward for further consideration	Take forward
S152	Land at Rolleston Manor Farm	8	N	N	N	N	N	N	N	N	8	Y	Y	Site does not meet exclusionary criteria, so taken forward for further consideration	Take forward

Area of search: Amesbury Community Area Remainder													
S154	Land to the south of London Road	200	N	N	N	N	N	N	200	Y	Y	Site does not meet exclusionary criteria, so taken forward for further consideration	Take forward
S209	Land adjacent to the Hollow	134	N	P	N	N	N	N	126	Y	N	Part of the site within a SSSI/SAC and part within Flood Zone 2 & 3. Remainder of site does not meet exclusionary criteria. However physical access via Elston Lane or The Hollow is viewed to be inadequate.	Remove
S1066	Adjacent Yew Tree Cottage	20	N	N	N	N	N	20	U			Site is removed from consideration following landowner survey which did not show site was available.	Remove
S1067	Land off Maddington Street	27	N	N	N	N	N	27	Y	Y	Y	Site does not meet exclusionary criteria, so taken forward for further consideration	Take forward
3384	Land off The Common (Site1)	53	N	N	N	N	N	53	U			Site availability/deliverability unknown.	Remove
3385	Land off the Common (Site2)	11	N	N	N	N	N	11	U			Site availability/deliverability unknown.	Remove

Area of search: Amesbury Community Area Remainder													
Tilshead													
S78	Land at Glebe Farm	10	Y									Site permitted/completed.	Remove
3383	Land at former depot off Imber Place	14	N	N	N	N	N	N	N	14	U	Site does not meet exclusionary criteria, however site is removed from consideration following landowner survey which did not show site was available.	Remove
The Winterbournes													
S90	Land between Winterbourne Earls Village School and the Railway Line	103	N	N	N	N	N	N	N	103	Y	Exclusionary criteria not met.	Take forward
S91	Land by Summerlug Estate and Railway	65	N	N	N	N	N	N	N	65	Y	Exclusionary criteria not met.	Take forward
S92	Land by Railway Line and Vicarage	11	N	P	N	N	N	N	N	11	Y	Exclusionary criteria not met.	Take forward
S1006	Land adjacent the Gables	1										Site removed as capacity below 5 dwellings before strategic criteria applied.	Remove
S1055	Land adjacent to East Farm	92	N	N	N	N	N	N	N	92	Y	Access problematic due to topography	Remove

Area of search: Amesbury Community Area Remainder													
3222	'Morgans Lane' and 'Gaters Lane' Fields	125	N	N	N	N	N	N	108	Y	N	Part of the site within Flood Zone 2 and 3. Poor access over the river, as highway is narrow and third party land would be required to widen it to acceptable standard. Site would be isolated from settlement and accessed from the Portway.	Remove
3528	Winterbourne Motors and Field	10	N	N	N	N	N	N	10	Y	Y	Majority of the site falls outside the settlement boundary. Small part of the site with garage building and parking falls within settlement boundary.	Take forward
3529	Telephone Exchange, Winterbourne Dauntsey	8	N	N	N	N	N	N	8	Y	N	To improve existing access third party land would be needed to widen it and to provide visibility splays.	Remove
3553	Wandround Cottage, Winterbourne Dauntsey	9	N	N	N	N	N	N	10	Y	N	Poor access over the river, as highway is narrow and third party land would be required to widen it to acceptable standard. Site would be isolated from settlement and accessed from the Portway. Gaters Lane is of less than 5m width throughout.	Remove

Table D.6 SHLAA sites considered at Stage 2a for Amesbury Community Area Remainder

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Great Wishford	S96	None
Porton	S43, S70, S124, S127, S128, S1014, S1041, S1042, S1048, S1071, 3563	S70, S127, S1041, S1042, S1048
Shrewton	S5, S51, S77, S113, S134, S209, S1066, 3384, 3385	S146, S150, S151, S152, S154, S1067
Tilshead	S78, 3383	None
The Winterbournes	S1006, S1055, 3222, 3529, 3553	S90, S91, S92, 3528

Appendix E: Assessment criteria and output from Stage 2b of the site selection process

Table E.1 Stage 2b assessment of Large Villages in the Amesbury Community Area Remainder

Assessment Criteria	Large Villages				
	Great Wishford	Porton	Shrewton	The Winterbournes	Tilshead
Have local housing needs for the Plan period already been met?	152	883	810	538	147
Number of dwellings in village (2006) ⁽³⁸⁾					
Housing completions (2006 – 2016) ⁽³⁹⁾	2	24	64	9	0
Developable commitments (2016 – 2026)	0	3	10	2	1
Proportionate growth of village (2006 – 2026)	1.3%	3.1%	9.1%	2.0%	0.7%

38 2011 census data (minus housing completions 2011-2016)

39 Note: Completions and commitments may not add up to the total for the Area of Search, as the total also includes housing development outside of the Large Villages e.g. at Small Villages and open countryside.

Large Villages					
Assessment Criteria	Great Wishford	Porton	Shrewton	The Winterbournes	Tilshead
Have local housing needs already been considered by a sufficiently advanced neighbourhood plan?	<p>No. There is no Neighbourhood Plan under preparation. No RHNS available.</p>	<p>Yes. Porton is covered by the Idmiston Parish Neighbourhood Plan which will be subject to community referendum on 20th April 2017 and subsequently made.</p>	<p>No. The Neighbourhood Plan preparation has been in abeyance until recently. There is an Area designation. Rural Housing Survey 2013-16 recommends: Subsidised rented housing 8x one bedroom homes for singles / couples (1x single level accommodation, 1x single level accommodation with warden / 24hr support) 3x two bedroom homes for families 1x three bedroom home for a family</p>	<p>No. The Neighbourhood Plan preparation has begun but at early stage. There is an Area designation. Rural Housing Survey 2016-19 recommends: Subsidised rented housing: 1x one bedroom home (assistance with personal care) 1x three bedroom home (single level, with access to e.g. Lifeline) Shared ownership / discount market homes</p>	<p>No. There is no Neighbourhood Plan under preparation. No RHNS available.</p>

Large Villages					
Assessment Criteria	Large Villages				
	Great Wishford	Porton	Shrewton	The Winterbournes	Tilshead
Are there any potential environmental constraints (e.g. strategic environmental/ landscape designations and heritage assets)?	Flood Zones 2 and 3 associated with the River Wylve lie to the west of the village in a half circle around the settlement with parts of the village affected. There is a Conservation Area covering most of the	There is a Conservation Area covering parts of the village east of the River Bourne. The village is dissected by the river which constitutes part of the River Avon	The village is dissected by the River Till SSSI and which also constitutes part of the River Avon SAC. The western part of the village is partially covered by SPZs 1, 2 and 3. The village also falls within the visitor catchment area of the	The Winterbourne Gunner Conservation Area covers large parts of the village; with some areas falling outside the settlement boundary. The River Bourne (Avon) SSSI lies to the west of the village and its flood zones	Tilshead has a Conservation Area which covers the predominant part of the village within the adopted settlement boundary. The village lies within 500m of the Salisbury Plain SPA. To the south of the village runs the River
			Shared / Low cost home ownership 4x two bedroom homes for couples / families.	1x two bedroom home 4x three bedroom homes 1x four bedroom home Sheltered housing for older people 1x two bedroom subsidised rented home (single level).	

Assessment Criteria		Large Villages				
		Great Wishford	Porton	Shrewton	The Winterbournes	Tilshead
		village east of Station Rd. The Cranborne Chase and West Wiltshire Downs AONB lies immediately to the west outside the village. The only SHLAA submission at the village lies between the settlement boundary and the rail line.	SAC, and the village is partially covered by Flood Zones 2&3. The Porton Down SPA lies approximately 1,800m to the east from the centre of the village. Some of the small SHLAA sites fall within the adopted settlement boundary and the Conservation Area. The larger sites adjoin the settlement boundary.	Salisbury Plain SPA. SHLAA sites at Shrewton are predominantly outside the settlement boundary. Some are in direct proximity or near to constraints such as SPZs or the SSSI.	2&3 affect parts of the western fringes of the village. There is a county wildlife site at Winterbourne Water Meadows opposite East Farm to the west of the A338. Most SHLAA sites lie adjacent to the settlement boundary (bar one). Some SHLAA sites also lie on the western bank of the river away from the village and/or fall into open countryside.	Till which has a small flood zone (2&3) which affects mainly open countryside and the A360. One of the two SHLAA sites at the village lies inside the settlement boundary, the other adjacent to it.
Are there any known strategic infrastructure constraints (e.g. education, transport and utilities)?		Primary school provision	Primary school provision	Primary school provision	Primary school provision	Primary school provision

Assessment Criteria	Large Villages				
	Great Wishford	Porton	Shrewton	The Winterbournes	Tilshead
	<p>Great Wishford Primary is already full and forecast to remain so. The school site is small but there may be capacity for a small extension, this would need to be confirmed through a feasibility study.</p> <p>Secondary school provision</p> <p>This school feeds to secondary schools in Salisbury. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>	<p>The catchment area of St Nicholas Primary School is both Porton & Idmiston. At present the school is full but the school site is sufficient to make expansion possible.</p> <p>Secondary school provision</p> <p>This school feeds to secondary schools in Salisbury. Full contributions are being sought from all</p>	<p>Shrewton School is currently full and forecast to remain so. However the birth rate in the village has been lower for the last 3 years so our latest forecasts suggest there could be some surplus places by 2020. The school site is small so it would not be possible to expand the school on its current site. However there is currently a nursery located in the school building. If this could be relocated then the school could grow by one class (max 30 pupils).</p>	<p>Winterbourne Earls Primary School is almost full and forecast to remain so. The school site is not sufficient to further expand the school. They are popular and take a number of pupils from outside of their catchment area. So new homes would eventually effectively push children back to their local schools. However in the short term a large development may mean that people moving in with older children could be unable to gain a place at the school. The school is however likely to be able to admit pupils</p>	<p>St Thomas a Beckett Primary in Tilshead only has capacity for 70 pupils and is already full. The school is also quite isolated with no other schools within a few miles in any direction. The site is very small and expansion would not be possible.</p> <p>Secondary school provision</p> <p>Lavington Secondary is the catchment school and is already full and forecast to remain so. The school could be expanded however.</p>

Assessment Criteria	Large Villages				
	Great Wishford	Porton	Shrewton	The Winterbournes	Tilshead
	<p>Transport</p> <p>A regular bus service exists connecting the village with Salisbury.</p>	<p>developments towards expansion of Sarum Academy.</p> <p>Transport</p> <p>The A338 is a national primary route. A regular bus service connects Porton with Salisbury.</p>	<p>Secondary school provision</p> <p>Amesbury Stonehenge School currently has some surplus places but the school will require expansion to cater for Military Basing, housing at Kings Gate and a rising demographic. The school could therefore be expanded further if necessary.</p> <p>Transport</p> <p>There is limited public transport available from Shrewton to Salisbury.</p>	<p>arising from a small level of development e.g. 30 units or less.</p> <p>Secondary school provision</p> <p>This school feeds to secondary schools in Salisbury. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p> <p>Transport</p> <p>The A338 is a national primary route. A regular bus</p>	<p>Transport</p> <p>There are hourly bus services to West Lavington and Salisbury.</p>

Assessment Criteria	Large Villages				
	Great Wishford	Porton	Shrewton	The Winterbournes	Tilshead
How did the parish council respond to previous consultations on the Wiltshire Housing Sites Allocations Plan?	The Parish Council did not respond to the consultation on the Housing Site Allocations DPD.	The Parish Council did not respond to the consultation on the Housing Site Allocations DPD.	The Parish Council did respond to the Reg18 consultation on the Housing Site Allocations DPD: Effects of army rebasing; scope of the neighbourhood plan; number of units to plan for; preferred area for growth east of the village due to traffic problems at the village.	service connects the Winterbournes with Salisbury and Porton. The Parish Council did not respond to the consultation on the Housing Site Allocations DPD.	The Parish Council did not respond to recent consultation on the Housing Site Allocations DPD.

Assessment Criteria		Large Villages				
		Great Wishford	Porton	Shrewton	The Winterbournes	Tilshead
.Sites submitted to the Strategic Housing Land Availability Assessment	How many sites were submitted to the SHLAA?	1 SHLAA site S96	11 SHLAA sites S43, S70, S124, S127, S128, S1014, S1041, S1042, S1048, S1071, 3563	15 SHLAA sites S5, S51, S77, S113, S134, S146, S150, S151, S152, S154, S209, S1066, S1067, 3384, 3385	9 SHLAA sites S90, S91, S92, S1006, S1055, 3222, 3528, 3529, 3553	2 SHLAA sites 3383, S78
	How many SHLAA sites do not meet the Stage 2a strategic constraints and could be taken forward for more detailed assessment (total remaining capacity ⁽⁴⁰⁾)?	0	5 (301 dwellings) SHLAA sites S70, S127, S1041, S1042, S1048	6 (789 dwellings) (S146; S150; S151; S152; S154; S1067)	4 (189 dwellings) (S90; S91; S92; 3528)	0

40 See Appendix 4 to this paper for the full assessment of SHLAA sites at Stage 2a of the site selection process.

Assessment Criteria		Large Villages				
		Great Wishford	Porton	Shrewton	The Winterbournes	Tilshead
<p>Summary and conclusions</p> <p>Taking the above into account, is there any justification for removing the Large Village from further consideration in the site selection process?</p>	N/A	<p>The Idmiston Neighbourhood Plan (which includes Porton) was subject to referendum on 20 April 2017 and subsequently made.</p> <p>The plan aims to meet local housing needs, therefore the neighbourhood plan is the appropriate mechanism for allocating housing sites.</p>	<p>Primary school provision is somewhat limited, however it is likely that there could be space for approx. 30 additional pupils subject to the nursery being relocated.</p> <p>There is no reason to remove this Large Village from further consideration in the site selection process.</p>	<p>Primary school provision is somewhat limited, however, the school is likely to be able to admit pupils arising from a small level of development e.g. 30 units or less.</p> <p>There is no reason to remove this Large Village from further consideration in the site selection process.</p>	N/A	

Assessment Criteria	Large Villages					
		Great Wishford	Porton	Shrewton	The Winterbournes	Tilshead
		REMOVE	REMOVE	TAKE FORWARD	TAKE FORWARD	REMOVE
	Conclusion:					

Table E.2 SHLAA sites considered at the Stage 2b assessment of Large Villages in the Amesbury Community Area Remainder

Settlement(s)	SHLAA sites removed through consideration of Large Villages (Stage 2b)	SHLAA sites taken forward to the next stage
Great Wishford	None	None
Porton	S70, S127, S1041, S1042, S1048	None
Shrewton	None	S146, S150, S151, S152, S154, S10
The Winterbournes	None	S90, S91, S92, 3528
Tilshead	N/A	None

Appendix F: Assessment criteria and output from Stage 3 of the site selection process

Table F:1 Stage 3 colour grading⁽⁴¹⁾

Significant effect	Minor effect	Neutral effect	Uncertain effect	Minor effect	Significant effect
<p>Major adverse effect (---)</p> <p>Site/Option likely to have a significant major adverse effect on the objective with no satisfactory mitigation possible. Site may be inappropriate for housing development</p>	<p>Moderate adverse effect (--)</p> <p>Site/Option likely to have a significant moderate adverse effect on the objective with difficult or problematic mitigation</p>	<p>Neutral or no effect (0)</p> <p>On balance, site/option likely to have a neutral effect on the objective or no effect on the objective</p>	<p>Uncertain effect (?)</p> <p>Effect is uncertain and further information is required to establish potential effects</p>	<p>Minor positive effect (+)</p> <p>Site/Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result</p>	<p>Moderate positive effect (++)</p> <p>Site/Option likely to have a significant moderate positive effect on the objective with substantial improvements likely in the area</p>
	<p>Minor adverse effect (-)</p> <p>Site/Option likely to have a minor adverse effect on the objective because mitigation measures are achievable to reduce the significance of effects</p>				<p>Major positive effect (+++)</p> <p>Option likely to have a significant major positive effect on the objective as it would significantly help resolve an existing issue or maximise opportunities</p>

41 See Wiltshire Council (June 2017), *Topic Paper 2: Site Selection Process Methodology* for how to apply the Sustainability Appraisal (SA) scoring.

Table F.2 Stage 3 Sustainability Appraisal objectives

Sustainability Appraisal objectives	
1	Protect and enhance all biodiversity and geological features and avoid irreversible losses
2	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings
3	Use and manage water resources in a sustainable manner
4	Improve air quality throughout Wiltshire and minimise all sources of environmental pollution
5	Minimise our impacts on climate change and reduce our vulnerability to future climate change effects
6	Protect, maintain and enhance the historic environment
7	Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place
8	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures
9	Reduce poverty and deprivation and promote more inclusive and self-contained communities
10	Reduce the need to travel and promote more sustainable transport choices.
11	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
12	Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Table F.3 Stage 3 scoring summary chart for Amesbury, Bulford and Durrington

Area of search: Amesbury, Bulford and Durrington													Is site proposed for Stage 4?							
SHLAA Site Ref	Site Name	Site Capacity	SA Objectives																	
			1	2	3	4	5a	5b	6	7	8	9	10	11	12					
Amesbury																				
3379	Land to the north of London Road, Amesbury	c.101	--	-	--	--	--	-	--	--	--	-	++	-	+	+	+	+	Yes	
Durrington																				
S98	Land to the rear of Durrington Manor, Durrington	c.103	--	-	--	--	-	--	--	--	--	-	++	-	-	+	+	+	+	Yes
3154	Piece Meadow, Durrington	c.14	--	0	--	--	-	--	--	--	--	-	+	-	-	+	+	+	+	Yes
3179	Land to the south of Larkhill Road, Durrington	c.143	--	-	--	--	-	--	--	--	--	-	++	-	-	+	+	+	+	Yes

Table F.4

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S98 - Land to Rear of Durrington Manor, Durrington</p>
<p>Site Overview</p> <p>This site option is located to the north-west of Durrington. With an area of 4.64ha the site has capacity for approximately 103 dwellings; although mitigation could reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified.</p> <p>The assessment has identified five moderate adverse effects that are likely to arise from development at the site. HRA screening has identified that development could contribute towards impacts upon Salisbury Plain SPA and the River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is within a Groundwater Source Protection Zone (Zone 2). Development would lead to a significant increase in demand for water and sewer capacity, and in Durrington the sewer and surface water systems are limited. The site falls within the catchment of the River Avon SAC and potential impacts of surface water runoff and increased water abstraction will need to be considered (SA Obj. 3). The site is located within Flood Zone 1 however there is a nearby area of Flood Zone 2/3 30m north east of the site. A flood risk assessment would be required. Due to the ground conditions, the installation of surface water management techniques may be problematic (SA Obj. 5b). The proposed development may affect the setting of listed buildings, particularly the setting of the adjacent Grade II listed buildings and the Durrington Conservation Area. There is significant archaeology adjacent to this site and running into the site. A Heritage Impact Assessment and archaeological assessment would be required (SA Obj. 6). Potential landscape and visual impacts associated with the removal of vegetation to provide access for the development could be problematic to mitigate (SA Obj. 7).</p> <p>The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA however there are likely to be minor adverse effects arising from development due to the likely increase in vehicular trips. Such issues could relate <i>inter alia</i> to noise, dust and lighting. Housing development at the site may be subject to noise pollution from road traffic and a noise assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).</p> <p>Minor adverse effects are also identified for SA Obj. 9. With regard to the proposed scale of development (approx. 103 units), the pressure on health facilities would need to be mitigated. Although the site can accommodate additional pupils in local primary schools, capacity may limit the number of dwellings to approximately 60. Secondary provision would need to be increased to accommodate additional housing development (SA Obj. 9).</p> <p>Finally, minor adverse effects are identified in relation to reducing the need to travel due to the unavoidable increases in private car traffic generation that may arise from development of the site. This would be offset to some extent through public transport links and non-motorised access to facilities (SA Obj. 10).</p>

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S98 - Land to Rear of Durrington Manor, Durrington</p>
<p>The assessment has also identified several beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing, this constitutes a moderate benefit due to the site's capacity (SA Obj. 8). A moderate beneficial effect is also assessed in terms of the potential for the site to contribute to the local economy through use of local shops and services (SA Obj. 11). A minor benefit is assessed due to the direct and indirect support to employment that will arise from the development (SA Obj. 12).</p> <p>Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, the site is assessed as less sustainable within this area of search.</p>

Table F.5

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 3154 - Piece Meadow, Durrington</p>
<p>Site Overview</p> <p>This site option is located at Piece Meadow at Durrington. With an area of 0.59ha the site has a potential capacity for approximately 14 dwellings; although mitigation could reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified for this site.</p> <p>Four moderate adverse effects have been identified. HRA screening has identified that development could contribute towards impacts upon Salisbury Plain SPA and the River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is within a Groundwater Source Protection Zone (Zone 2). Development would lead to a significant increase in demand for water and sewer capacity, and in Durrington the sewer and surface water systems are limited. The site falls within the catchment of the River Avon SAC and potential impacts of surface water runoff and increased water abstraction will need to be considered (SA Obj. 3). The site is located within Flood Zone 1, however there is a nearby area of Flood Zone 2/3 some 250m north east of the site. A flood risk assessment would be required. Due to the ground conditions, the installation of surface water management techniques may be problematic (SA Obj. 5b). The site has high archaeological potential. A Heritage Impact Assessment and archaeological assessment would be needed to support any planning application (SA Obj. 6).</p> <p>A number of minor adverse effects have been identified. The site is not within an AQMA however there are likely to be minor adverse effects arising from development due to the likely increase in vehicular trips. Such issues could relate <i>inter alia</i> to noise, dust and lighting. A noise impact assessment would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The potential for landscape and visual impacts from development are limited and could be mitigated through landscape planting to complement existing vegetation (SA Obj. 7). With regard to the proposed</p>

Sustainability Appraisal - Summary of Assessment

Site 3154 - Piece Meadow, Durrington

scale of development (approx. 14 units), it is considered possible to accommodate the additional pupils at local primary schools, however mitigation may be required to address the additional pressure on health facilities and secondary school provision (SA Obj. 9).

Finally, minor adverse effects are identified in relation to reducing the need to travel due to the unavoidable increases in private car traffic generation from development of the site. This would be offset to some extent through public transport links and non-motorised access to facilities (SA Obj. 10).

No impact is expected on the efficient and effective use of land as the site is currently occupied by a single dwelling in its gardens together with part of a paddock and therefore would not affect BMV, and is not located within a Mineral Safeguarding Area (SA Obj. 2).

The assessment has also identified several minor beneficial effects. Development of the site would result in the provision of homes in the area which would help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.6

Sustainability Appraisal - Summary of Assessment

Site 3179 - Land to the south of Larkhill Road, Durrington

Site Overview

This site option is located to the south of Durrington. With an area of 10.66ha the site has a potential capacity for approximately 143 dwellings; although mitigation measures could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Four moderate adverse effects have been identified for this site. HRA screening has identified that development could contribute towards impacts upon Salisbury Plain SPA and the River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is within a Groundwater Source Protection Zone (Zone 1). Development would lead to a significant increase in demand for water and sewer capacity, and in Durrington the sewer and surface water systems are limited. The site falls within the catchment of the River Avon SAC and potential impacts of surface water runoff and increased water abstraction will need to be considered (SA Obj. 3). The southern portion of the site is within Flood Zone 2/3. The development could increase flood risk and contribute to surface water runoff to the River Avon. A flood risk assessment would be required. Ground conditions may make mitigation of surface and groundwater effects problematic to achieve (SA Obj. 5b). While development of the site would not

Sustainability Appraisal - Summary of Assessment

Site 3179 - Land to the south of Larkhill Road, Durrington

directly affect any designated heritage assets, the site has the potential to impact on the setting of Stonehenge and Avebury World Heritage Site and Durrington Walls and Woodhenge Scheduled Monuments. Surrounding historic landscape is deemed to be highly sensitive and archaeological potential is considered high. Mitigation for development of the site as proposed is considered to be problematic. A Heritage Impact Assessment and archaeological assessment would be required (SA Obj. 6).

A number of minor adverse effects have been identified. Development of this site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA however there are likely to be minor adverse effects arising from development due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. A noise assessment would be required in relation to an adjacent industrial use and pump house (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Potential landscape and visual impacts from development of the whole site would be negative due to uncharacteristic extension of the settlement pattern, however, this could be adequately mitigated by focussing development close to the road and through design, such as landscape planting (SA Obj. 7).

Minor adverse effects are also identified for SA Obj. 9. With regard to the proposed scale of development (approx. 103 units), the pressure on health facilities would need to be mitigated. Although the site can accommodate additional pupils in local primary schools, capacity may limit the number of dwellings to approximately 60. Secondary provision would need to be increased to accommodate additional housing development. (SA Obj. 9).

Finally, minor adverse effects are identified in relation to reducing the need to travel due to the unavoidable increases in private car traffic generation from development of the site. This would be offset to some extent through public transport links and non-motorised access to facilities (SA Obj. 10).

The assessment has also identified several beneficial effects. Development of the site would provide moderate beneficial effects by providing a range of homes which help meet the identified need for affordable housing (SA Obj. 8). Minor benefits would be provided as development of the site would contribute to the local economy through increased use of local shops and services (SA Obj. 11) and generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.7

Sustainability Appraisal - Summary of Assessment

Site 3379 - Land to the north of London Road, Durrington

Site Overview

Sustainability Appraisal - Summary of Assessment

Site 3379 - Land to the north of London Road, Durrington

This site option is located off of London Road in Amesbury. With an area of 4.48ha the site has a potential capacity for approximately 101 dwellings; although mitigation could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

The assessment has identified five moderate adverse effects. HRA screening has shown that development could contribute towards impacts upon Salisbury Plain SPA and the River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development would lead to a significant increase in demand for water and sewer capacity, which is considered possible to accommodate. However, the site falls within the catchment of the River Avon SAC and potential impacts of surface water runoff and increased water abstraction will need to be considered (SA Obj. 3). The site is not within an AQMA however there are likely to be adverse effects arising from development due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. Furthermore, topographical issues may make mitigation of noise impacts from the adjacent A303, through provision of a landscape buffer, problematic to achieve (SA Obj.4). The site is located within Flood Zone 1 however, land north of the A303 (up to 20m away from the site) is within Flood Zone 2/3. There is potential to increase flood risk off site through increased surface water runoff development. Ground conditions may influence the choice of surface water management techniques to address increased flood risk from development of the site and this may result in a reduced area for housing. A flood risk assessment would be required (SA Obj. 5b). There are known archaeological assets on and adjacent to the site, including barrows and burials. The site also has high archaeological potential. An archaeological assessment would be required however mitigation could be problematic to achieve (SA Obj. 6).

The assessment has identified a range of minor adverse effects. Development of this site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Landscape and visual impacts from development are limited and could be adequately addressed through the provision of landscape planting (SA Obj. 7). The development of this site would increase pressure on local schools and health facilities. Planned new primary provision could be expanded further to accommodate this site. Secondary school provision is currently being expanded and would need to be expanded further if this site goes ahead (SA Obj. 9).

The assessment has also identified several beneficial effects. A moderate beneficial effect has been identified as the site would have the potential to supply a range of homes which help meet the identified need for affordable housing (SA Obj. 8).

Three minor benefits are also identified. The location of the site constitutes a minor beneficial effect as the site is well located on the edge of Amesbury and therefore non-motorised and public transport access to jobs, services and facilities would reduce dependency on private vehicles (SA Obj. 10). The increase in dwellings would support the local economy by increasing the use of local shops and services (SA Obj. 11). Local employment sites would be beneficially affected through the increased population and the creation of construction jobs (SA Obj. 12).

Sustainability Appraisal - Summary of Assessment

Site 3379 - Land to the north of London Road, Durrington

Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, this site is considered to be less sustainable within this area of search.

Table F.8

Sustainability Appraisal - Conclusions & Recommendations

The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further

The following conclusions and recommendations are reached:

More sustainable options for development:

- Site 3154 - Piece Meadow, Durrington
- Site 3179 - Land to the south of Larkill Road, Durrington

Less sustainable options for development:

- Site S98 - Land to the rear of Durrington Manor, Durrington
- Site 3179 - Land to the north of London Road, Amesbury

Sites which should not be considered further:

- There were no sites within this area of search that should not be considered further

Table F.9 Stage 3 scoring summary chart for Amesbury Community Area Remainder

Area of search: Amesbury Community Area Remainder													Is site proposed for Stage 4?			
SHLAA Site Ref	Site Name	Site Capacity	SA Objectives													
			1	2	3	4	5a	5b	6	7	8	9	10	11	12	
Shrewton																
S146	Land to the west of Tanner's Lane and south of the Hollow, Shrewton	c.289	---	--	---	-	-	--	-	+++	-	--	+++	+	+	No
S150	Land north of the A360, Shrewton	c.156	---	--	---	-	--	---	---	+++	--	--	+++	+	+	No
S151	Land South of Nettleley Farm, Shrewton	c.109	---	-	---	-	-	--	-	+++	-	--	+++	+	+	No
S152	Land at Rolleston Manor Farm, Shrewton	c.8	---	-	---	-	---	---	-	+	-	--	+	+	+	No
S154	Land to the south of London Road, Shrewton	c.200	---	-	---	-	--	-	-	+++	-	--	+++	+	+	No
S1067	Land off Maddington Street, Shrewton	c.27	---	-	---	-	-	--	-	++	-	-	+	+	+	No
The Winterbournes																
S90	Land between Winterbourne Earls Village School and the Railway Line, The Winterbournes	c.103	-	-	--	---	-	--	-	+++	--	-	+++	+	+	No

Area of search: Amesbury Community Area Remainder																	
S91	Land by Summerlug Estate and Railway, The Winterbournes	c.65	-	-	-	--	---	-	-	-	---	+++	--	-	++	+	No
S92	Land by Railway Line and Vicarage, The Winterbournes	c.11	-	-	-	--	---	-	-	-	--	++	-	-	+	+	No
3528	Land adjacent and including Winterbourne Motors, The Winterbournes	c.10	---	-	-	--	-	-	-	-	--	++	-	-	---	---	No

Table F.10

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S146 – Land to the west of Tanner’s Lane and south of the Hollow, Shrewton</p>
<p>Site Overview</p> <p>This site option is located in the village of Shrewton. With an area of 19.27ha, the site has a capacity for approximately 289 dwellings; however, mitigation measures might reduce this number.</p>
<p>Assessment Results</p> <p>Two major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). The western half of the site is within Source Protection Zone 3, and partly within Zones 1 and 2. Groundwater monitoring and devising a suitable storm water disposal system would be required. Detailed site investigations and capacity appraisals for sewerage and fresh water connection to determine the required investment into network and treatment capacity improvements will also be required. Parts of the site are in close proximity to the River Till SAC which drains into River Avon, so there is potential for surface water pollution caused by surface water runoff (SA Obj. 3).</p> <p>Three moderate adverse effects have been identified. Whilst this site option would result in undeveloped land being occupied by housing, the western part of the site is remote from the village with poor connections to Shrewton. Although the grade of agricultural land is not known, given the scale of development this could result in a moderate adverse effect if development of the land resulted in the loss of Best and Most Versatile agricultural land (SA Obj. 2). The site is located within Flood Zone 1, however the site is approximately 40m west of the Flood Zone 2/3 associated with the River Till at the closest point. There is also an area of Flood Zone 2/3 60m north of the site. Site investigations and monitoring would be required given the underlying geology and topography of the site, to avoid flooding, and a Flood Risk Assessment would be required. Potential mitigation measures may include storm water tanks. There is a need for separate surface water outfalls at this site. The foul water system in the area is subject to groundwater induced sewer flooding. On the basis of the available evidence mitigation measures can be developed to address potentially significant effects on the objective arising from this site option but the topography of the site, especially in the areas closer to the village, may make this more problematic (SA Obj. 5b). Due to the size of the site it could facilitate walking/cycling infrastructure; however in general the centre of Shrewton is considered to be non-conducive to pedestrian traffic due to poor roads and few footways. Additionally, the size of the development will generate minor additional vehicle movements on the local road network, especially through private car use (SA Obj. 10).</p> <p>A number of minor adverse effects have also been identified. The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate <i>inter alia</i> to noise, dust and lighting. A noise assessment for road traffic would be required (SA Obj. 4). Whilst greenhouse gas emissions will</p>

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S146 – Land to the west of Tanner’s Lane and south of the Hollow, Shrewton</p>
<p>inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, Scheduled Monuments or conservation areas. However, the archaeological potential is medium/high and therefore an archaeological assessment would be required (SA Obj. 6). Development would result in some urbanisation effects. Intervisibility is high and the site is visually sensitive (skyline). Housing should be concentrated on the lower slopes closest to settlement with a requirement for green infrastructure within housing layout to mitigate potential visual impacts (SA Obj. 7). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery contained within could be reloated to allow growth of the school. A maximum of 100 houses would be required in order for this solution to work. However, development may have the potential to assist in addressing existing infrastructure constraints as the size of the site may have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new nursery on part of the site. Further assessment of health facilities capacity would be required (SA Obj. 9).</p> <p>Two major beneficial effects have been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8) and will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11). A minor positive effect is anticipated through the site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).</p> <p>Given the major adverse effects associated with the River Avon SAC and water and sewer constraints, the site should <u>not</u> be considered further in the site selection process.</p>

Table F.11

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S150 – Land north of the A360, Shrewton</p>
<p>Site Overview</p> <p>This site option is located in the village of Shrewton. With an area of 10.3ha the site has a capacity for approximately 156 dwellings; however, mitigation measures might reduce this number.</p>
<p>Assessment Results</p> <p>Three major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible</p>

Sustainability Appraisal - Summary of Assessment

Site S150 – Land north of the A360, Shrewton

to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). The site is not within a Source Protection Zone but is within a sensitive groundwater area. Groundwater monitoring and devising a suitable storm water disposal system would be required. Detailed site investigations and capacity appraisals for sewerage and fresh water connection to determine the required investment into network and treatment capacity improvements would also be required. There is potential for surface water pollution caused by surface water runoff into the River Till (SA Obj. 3). Development at this site would result in irreversible landscape and visual impacts due to its prominence in the landscape and the presence of mature trees on site. It is considered that these impacts could not be successfully mitigated. Access to the wider countryside is considered poor (SA Obj. 7).

Five moderate adverse effects have been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land. Whilst this site option would result in undeveloped land being occupied by housing, the site is relatively isolated due to its location in the extreme south-east of Shrewton which reduces the site's physical connectivity to the village (SA Obj. 2). The site is located within Flood Zone 1 however while flooding from watercourse is deemed unlikely, investment into surface water mitigation measures would be required and a Flood Risk Assessment would also be required. Investigation of off-site connection arrangements may need to be undertaken. Due to the topography of the site whereby the land slopes, the potential to create surface water run-off to lower-lying areas should be investigated. There is a need for separate surface water outfalls at this site. The foul water system in the area is subject to groundwater induced sewer flooding which would need investigation (SA Obj. 5b). Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site, Scheduled Monuments or conservation areas. However, development would have significant impact on rural setting of several listed buildings including a Grade II church and a Heritage Impact Assessment would be required. The archaeological potential is low/medium and an archaeological assessment would be required (SA Obj. 6). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery currently contained within the school could be relocated to allow growth of the school. However, development may have the potential to assist in addressing existing infrastructure constraints as the size of the site may have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new nursery on part of the site. Further assessment of health facilities capacity would be required (SA Obj. 9). The site is some distance (1,000m +) from the services and amenities in Shrewton, and is isolated from the existing built form. The site would access directly onto the A360 which has no footways something which would increase its poor connectivity for non-car users. The provision of mitigation for footways via third party land may prove problematic. Additionally, the size of the development will generate additional vehicle movements on the local road network, especially through private car use (SA Obj. 10).

Two minor adverse effects have also been identified. The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A noise assessment for road traffic will be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).

Sustainability Appraisal - Summary of Assessment

Site S150 – Land north of the A360, Shrewton

Two major beneficial effects have been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8) and will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11). A minor positive effect is anticipated through the site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

Given the number of major adverse effects associated with this site, covering effects on the River Avon SAC, water and sewer constraints, and landscape constraints, the site should not be considered further in the site selection process.

Table F.12

Sustainability Appraisal - Summary of Assessment

Site S151 – Land south of Nettley Farm, Shrewton

Site Overview

This site option is located in the village of Shrewton. With an area of 4.85ha the site has a capacity for approximately 109 dwellings; however, mitigation measures might reduce this number.

Assessment Results

Two major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity

of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). The site is not within a Source Protection Zone. However, given the

This site option is located in the village of Shrewton. With an area of 0.28ha the site has a capacity for approximately 8 dwellings; however, mitigation measures might reduce this number. Overall the evidence suggests that investments in water infrastructure/sewerage/storage are necessary, subject to agreement/consent with relevant

Assessment Results of the site; some of the measures may prove problematic to implement. The site is also close to the River Till which drains into River Avon, so there is potential for surface water pollution caused by surface water (SA Obj. 5).

Two major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through

Sustainability Appraisal - Summary of Assessment

Site S152 – Land at Rollestone Farm, Shrewton

water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). Whilst impacts on local fresh water supply and foul water infrastructure could be mitigated through targeted investment proportionate to the level of development which is very modest (approx. 8 units), the site falls within the River Avon catchment and the HRA Screening concluded that abstraction would affect flows in the River Till. On balance the likely effects of the development on this objective would be major adverse (SA Obj. 3). A high level Historic Landscape Character appraisal has been carried out which considers the site to have a high sensitivity rating. The archaeological potential is medium and therefore an archaeological assessment would be required. Development of the site would have an adverse effect the setting and significance of the listed Rollestone Manor which could not be mitigated (SA Obj. 6). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery currently contained within the school could be relocated to allow growth of the school. Given the site of this site it would be unlikely that the nursery could be relocated here, so an alternative site would be required. Further assessment of health facilities capacity would be required (SA Obj. 9).

Two moderate adverse effects have been identified. The site is located within Flood Zone 1. Site investigations and monitoring would be required to determine the risk of flooding and a Flood Risk Assessment would be required. The foul water system in the area is subject to groundwater induced sewer flooding and mitigation would be required (SA Obj. 5b). The site is located on the south eastern fringe of Shrewton and is considered to be remote from the village core including services and facilities. The site would likely access onto Rollestone Road which has an existing link onto the A360. The development would generate minor additional vehicle movements on the local road network, especially through private car use (SA Obj. 10).

A number of minor adverse effects have also been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A noise assessment for road traffic will be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development would result in potential landscape and visual impacts however these can be successfully mitigated with robust mitigation and enhancement strategies (SA Obj. 7).

Three minor beneficial effects have been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8) and will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11). The development will also generate direct and indirect construction employment, and help stimulate the local economy once built (SA Obj. 12).

Given the number of major adverse effects associated with this site, the site should not be considered further in the site selection process.

Table F.14

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S154 – Land to the south of London Road, Shrewton</p>
<p>Site Overview</p> <p>This site option is located in the village of Shrewton. With an area of 13.35ha the site has a capacity for approximately 200 dwellings; however, mitigation measures might reduce this number.</p>
<p>Assessment Results</p> <p>Two major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). The site is within a sensitive groundwater area so groundwater monitoring will be required in addition to detailed site investigations and capacity appraisals for sewerage and fresh water connection to determine the required investment into network and treatment capacity improvements. A Flood Risk Assessment will be required. The site is in 330m proximity (at its closest point) to the River Till, which drains into the River Avon, so there may be potential for surface water pollution caused by surface water runoff as the land slopes into that direction (SA Obj. 3).</p> <p>Four moderate adverse effects have been identified. The site is located within Flood Zone 1. The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However the site is approximately 250m east of Flood Zone 2/3 associated with the River Till. The foul water system in the area is subject to groundwater induced sewer flooding and highway connections are at capacity. On the basis of the available evidence mitigation measures could be problematic given ground conditions (SA Obj. 5b). To the east of the site, beyond Middle Farm, lie a number of Scheduled Monuments and further to the east lies to the western boundary of the Stonehenge component of the Stonehenge, Avebury and Associated Sites World Heritage Site. All of these assets have the potential to be visually impacted by development at the site and a Heritage Impact Assessment would be required. The archaeological potential is medium/high and therefore an archaeological assessment would be required (SA Obj. 6). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery contained within could be relocated to allow growth of the school. However, development may have the potential to assist in addressing existing infrastructure constraints as the size of the site may have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new nursery on part of the site. Further assessment of health facilities capacity would be required (SA Obj. 9). The site is within 1,000m to the services and facilities provided by the village as well as open space and but is poorly connected in terms of safe walking and cycling due to the lack of footways on London Road and the lack of suitable alternatives to reach the village on foot/by bicycle. Third party land would have to be used to establish a link with footways closer to the village and off London Road. Mitigation of these adverse effects is therefore considered to be problematic (SA Obj. 10).</p>

Sustainability Appraisal - Summary of Assessment

Site S154 – Land to the south of London Road, Shrewton

A number of minor adverse effects have also been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A noise assessment for road traffic will be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).

Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space. The PRoW SHRE1 which passes across the site linking Nett Road with London Road would have to be appropriately protected in order to provide access to the landscape to the south of the site including the Nett Road (SA Obj. 7).

Two major beneficial effects have been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8) and will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11). A minor positive effect is anticipated through the site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

Given the major adverse effects associated with the River Avon SAC and water and sewer constraints, the site should not be considered further in the site selection process.

Table F.15

Sustainability Appraisal - Summary of Assessment

Site S1067 – Land off Maddington Street, Shrewton

Site Overview

This site option is located in the village of Shrewton. With an area of 1.12ha the site has a capacity for approximately 27 dwellings; however, mitigation measures might reduce this number.

Assessment Results

Two major adverse effects have been identified for this site. The site falls within the visitor catchment of the Salisbury Plain SPA therefore an appropriate assessment would be required in order to assess potential effects from recreational disturbance. The site is also located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for adverse effects upon the integrity of the SAC. In the light of the adverse effects considered likely on the River Avon SAC through water abstraction, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton (SA Obj. 1). The site falls within Source Protection Zones 1, 2 and 3 and the

Sustainability Appraisal - Summary of Assessment

Site S1067 – Land off Maddington Street, Shrewton

Environment Agency would need to be consulted as part of any development proposals. It also within a sensitive groundwater area due to underlying chalk and is likely to hold groundwater and the site would require monitoring of groundwater levels. Sustainable Drainage Systems are unlikely to be feasible in groundwater areas. Reinforcements and improvements to fresh water/foul water infrastructure would be required subject to capacity appraisals and there is the risk of sewer flooding. Due to proximity to the River Till SAC, which drains into River Avon, there is also potential for surface water pollution caused by surface water runoff (SA Obj. 3).

Two moderate adverse effects have been identified. The site is located within Flood Zone 1 and approximately 80m north west of the Flood Zone 2/3 associated with the River Till. A Flood Risk Assessment would be required. Ground conditions require careful assessment of possible drainage solutions and a site investigation would be required to determine the feasibility of surface water attenuation/disposal on and off-site. The foul water system in the area is subject to groundwater induced sewer flooding. Mitigation is likely to prove problematic (SA Obj. 5b). The secondary school has some surplus places but may require expansion. The primary school is currently at capacity; whilst the site is small, and could not be expanded, the nursery currently contained within the school could be relocated to allow growth of the school. Given the site of this site it would be unlikely that the nursery could be relocated here, so an alternative site would be required. Further assessment of health facilities capacity would be required (SA Obj. 9).

A number of minor adverse effects have also been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A noise assessment for road traffic will be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).

Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site, Scheduled Monuments or conservation areas. The nearest listed buildings are 180m and 250m away, with no or little inter-visibility. However, the archaeological potential is medium and therefore an archaeological assessment would be required (SA Obj. 6).

The site is not well screened from the road, though there are some mature trees / hedgerows on the site which should be retained. From a landscape perspective it is considered that housing development at this site would result in very few/ negligible landscape and visual impacts and mitigation is possible. There is a public footpath (SHRE16) running north-south through the centre of the site which should be retained / enhanced (SA Obj. 7). The site is located on the western fringe of Shrewton. Development of the site would provide opportunities to link up with walking routes to local services/facilities. However overall the limited public transport offer and distance to bus stops, and the limited offer of services and facilities locally will result in reliance on the private car (SA Obj. 10).

One moderate beneficial effect has been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8). Two minor beneficial effects have been identified. Development of the site will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11) and generate direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S1067 – Land off Maddington Street, Shrewton</p>
<p>Given the major adverse effects associated with the River Avon SAC and water and sewer constraints, the site should <u>not</u> be considered further in the site selection process.</p>

Table F.16

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S90 – Land between Winterbourne Earls Village School and the Railway Line</p>
<p>Site Overview</p> <p>This site option is located in the village of Winterbourne Earls. With an area of 4.56ha the site has a capacity for approximately 103 dwellings; however, mitigation measures might reduce this number.</p>
<p>Assessment Results</p>

Table F.17

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S91 – Land by Summerlug Estate and Railway, The Winterbournes</p>
<p>Site Overview</p> <p>This site option is located in the village of Winterbourne Earls. With an area of 2.9ha the site has a capacity for approximately 65 dwellings; however, mitigation measures might reduce this number.</p>
<p>Assessment Results</p> <p>One major adverse effect has been identified for this site. The site is in close proximity to the railway and pig farm and associated noise and odour nuisance. It is considered that it will not be possible to mitigate the odour from the pig farm (SA Obj. 4).</p> <p>Three moderate adverse effects have been identified. The site falls within the catchment of the Hampshire Avon. Due to the relationship of the site with SAC, likely significant effects are triggered based on a settlement level HRA screening and appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. There are foul water and surface water infrastructure deficits which will need to be addressed before the site can go ahead. The underlying geology may not permit the implementation of sustainable drainage systems, and groundwater monitoring is required for this site and engineering solutions may be required to manage surface water. Technical solutions may have to be agreed, and investment into infrastructure may be required (SA Obj. 3). The site is located within Flood Zone 1 and some 250m east of an area of flood risk but surface water management will be in an issue due to ground conditions. A Flood Risk Assessment would be required. Potential adverse effects from surface water and groundwater flooding could be mitigated through engineering solutions however solutions could</p>

Sustainability Appraisal - Summary of Assessment

Site S91 – Land by Summerlug Estate and Railway, The Winterbournes

be problematic (SA Obj. 5b). The secondary school has some surplus places but may require expansion. The primary school is almost at capacity and the school site is not sufficiently large for expansion. In the short term a large development may mean that residents moving in with older children would be unlikely to gain a place at the school. The school is however likely to be able to admit pupils arising from a small level of development e.g. 30 units or less. Further assessment of health facilities capacity would be required (SA Obj. 9).

A number of minor adverse effects have also been identified. The site falls within the River Avon (Hampshire) catchment which may result in water resource implications and within the buffer zones of the Porton and Salisbury SPA. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site would not affect any heritage assets since there are none on, immediately adjacent or in the vicinity of the site. Archaeological potential is also low however archaeological assessment would still be required (SA Obj. 6). It is considered that housing development at this site would result in very few/ negligible landscape and visual impacts though there are some concerns regarding coalescence with Hurdcott; these effects could be mitigated successfully through landscaping and the provision of green infrastructure (SA Obj. 7). The A338 has footways but no cycle lane, and is a national primary route. The location of this site on the edge of the village in comparatively longer distance from village facilities will result in reliance on the private car (SA Obj. 10).

One major beneficial effect has been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8). A moderate beneficial effect has been identified as the development will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11) and a minor positive effect is anticipated through the site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

Given the major adverse effects associated with air quality, specifically regarding odour from the nearby pig farm, the site should not be considered further in the site selection process.

Table F.18

Sustainability Appraisal - Summary of Assessment

Site S92 – Land by Railway Line and Vicarage, Winterbourne Earls

Site Overview

This site option is located in the village of Winterbourne Earls. With an area of 0.46ha the site has a capacity for approximately 11 dwellings; however, mitigation measures might reduce this number.

Sustainability Appraisal - Summary of Assessment

Site S92 – Land by Railway Line and Vicarage, Winterbourne Earls

Assessment Results

One major adverse effect has been identified for this site. The site is in close proximity to the railway and pig farm and associated noise and odour nuisance. It is considered that it will not be possible to mitigate the odour from the pig farm (SA Obj. 4).

Two moderate adverse effects have been identified. Capacity appraisals need to be undertaken in relation to the supply of water as well as foul drainage for which there is currently limited capacity. Evidence suggests that investment would be needed given the distance of the site to trunk mains. Further as the site is adjacent to the railway additional consents under planning will be required from Network Rail which could limit the area available for development. The site is within a groundwater sensitive area so groundwater monitoring will be required. Due to the relationship of the site with River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening and appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). The site is located within Flood Zone 1 and some 400m east of an area of flood risk (Flood Zone 2/3). Surface water management is likely to be an issue due to ground conditions. A Flood Risk Assessment would be required. There is a risk from groundwater and surface water flooding and monitoring and site investigations will be required to devise appropriate engineering solutions to mitigate this. Site investigation would be required to determine the feasibility of surface water attenuation/disposal on and off-site (SA Obj. 5b).

A number of minor adverse effects have also been identified. The site falls within the River Avon (Hampshire) catchment which may result in water resource implications. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site and Scheduled Monuments. The Winterbourne Earls Conservation Area is immediately adjacent to the site (running along the western boundary) and so there is potential for adverse effects on the setting of this designation. Accordingly a Heritage Impact Assessment would be required. Archaeological potential is low however archaeological assessment would still be required (SA Obj. 6). Development at this site would result in very few/ negligible landscape and visual impacts which could be mitigated successfully through landscaping and the provision of green infrastructure. The PRoW adjacent to the site would have to be protected from development and remain open to the public to access the local countryside (SA Obj. 7). The secondary school has some surplus places but may require expansion. The primary school is almost at capacity and the school site is not sufficiently large for expansion. In the short term a large development may mean that residents moving in with older children would be unlikely to gain a place at the school. The school is however likely to be able to admit pupils arising from a small level of development e.g. 30 units or less. Further assessment of health facilities capacity would be required (SA Obj. 9). While the presence of alternative modes of travel is positive this is somewhat diminished by the unsuitability of the A338 for cycling; and due to the general location and limited facilities and services within the village the majority of trips will be undertaken by the private car (SA Obj. 10).

Sustainability Appraisal - Summary of Assessment

Site S92 – Land by Railway Line and Vicarage, Winterbourne Earls

One moderate beneficial effect has been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8). Two minor beneficial effects have been identified. Development of the site will increase the local population and could have a major contribution to the local economy through use of local shops and services (SA Obj. 11) and generate direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

Given the major adverse effects associated with air quality, specifically regarding odour from the nearby pig farm, the site should not be considered further in the site selection process.

Table F.19

Sustainability Appraisal - Summary of Assessment

Site 3528 – Land adjacent and including Winterbourne Motors, The Winterbournes

Site Overview

This site option is located between Winterbourne Gunner and Winterbourne Dauntsey. With an area of 0.36ha the site has a capacity for approximately 10 dwellings; however, mitigation measures might reduce this number.

Assessment Results

Four major adverse effects have been identified for this site. The predominant part of the site is designated as a County Wildlife Site. Further, development at the site would contribute to water abstraction affecting the River Bourne. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process. On the balance of evidence available, it is considered that development of this predominantly greenfield site would have a major adverse effects on the existing habitats of this designated site which would preclude allocation of this site (SA Obj. 1). The site constitutes land adjacent to surviving post medieval water meadows. Water meadows are rare and can be locally significant contributors to character. On the basis of the available evidence, development would most likely have a major adverse effect on the conservation area since it would result in the loss of land which provides a sense of rural connectivity and is an important feature of the conservation area. Mitigation of these effects is unlikely to be possible (SA Obj. 6). The site includes a garage in active use. Development of the site for housing would result in the loss of employment / economy from the village, thus failing to support the local rural economy. The loss of employment land is contrary to Wiltshire Core Strategy (SA Obj. 11). Although a housing site allocation in itself will generate direct and indirect construction employment in the short term and would help stimulate the local economy once built, in this instance development of the site for housing would result in the loss of employment opportunities within the village and loss of employment land, contrary to the requirements of Wiltshire Core Strategy (SA Obj. 12).

Two moderate adverse effects have been identified. The site is in a groundwater sensitive area and groundwater monitoring would be required. There is limited capacity in water supply mains and local foul water systems therefore further work is needed to confirm the scope of improvements. An offsite connecting sewer is required with downstream upsizing works. There are no public

Sustainability Appraisal - Summary of Assessment

Site 3528 – Land adjacent and including Winterbourne Motors, The Winterbournes

surface water systems at this location and the site would be unable to proceed without a satisfactory surface water outfall. Due to the relationship of the site with River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. Investment into water infrastructure would be required to mitigate deficits and surface water mitigation could be problematic (SA Obj. 3). The site is located within Flood Zone 1 and approximately 40m south of an area of flood risk (Flood Zone 2/3). A Flood Risk Assessment would be required. There is a risk from groundwater and surface water flooding and monitoring and site investigations will be required to devise appropriate engineering solutions to mitigate this. The feasibility of surface water attenuation/disposal on and off-site would need to be investigated. This location is also subject to groundwater induced sewer flooding and further investigation would be required (SA Obj. 5b).

A number of minor adverse effects have also been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site falls into the Special Landscape Area however with measures should be possible to mitigate this with appropriate screening and green infrastructure (SA Obj. 7). The secondary school has some surplus places but may require expansion. The primary school is almost at capacity and the school site is not sufficiently large for expansion. In the short term a large development may mean that residents moving in with older children would be unlikely to gain a place at the school. The school is however likely to be able to admit pupils arising from a small level of development e.g. 30 units or less. Further assessment of health facilities capacity would be required (SA Obj. 9). The site lies in close proximity to bus stops and there are opportunities for walking to nearby facilities as footways exist either side of the A338. This could reduce the need to travel by car. Higher order settlements such as Salisbury could also be accessed by bus within 20 minutes. However due to the general location of the site and the limited availability of services and facilities the majority of trips would be undertaken by the private car (SA Obj. 10).

One moderate beneficial effect has been identified. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8).

Given the number of major adverse effects associated with this site, the site should not be considered further in the site selection process.

Table F.20

Sustainability Appraisal - Conclusions & Recommendations

The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;

Sustainability Appraisal - Conclusions & Recommendations

- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further

The following conclusions and recommendations are reached:

More sustainable options for development:

- No sites have been identified as more sustainable in this area of search

Less sustainable options for development:

- No sites have been identified as less sustainable in this area of search

Sites which should not be considered further:

- Site S146 - Land to the west of Tanner's Lane and south of The Hollow, Shrewton
- Site S150 - Land north of the A360, Shrewton
- Site S151 - Land south of Nettley Farm, Shrewton
- Site S152 - Land at Rollestone Manor Farm, Shrewton
- Site S154 - Land to the south of London Road, Shrewton
- Site S1067 - Land off Maddington Street, Shrewton
- Site S90 - Land between Winterbourne Earls Village School and the Railway Line, The Winterbournes
- Site S91 - Land by Summerlug Estate and Railway, The Winterbournes
- Site S92 - Land by Railway Line and Vicarage, The Winterbournes
- Site 3528 - Land adjacent and including Winterbourne Motors, The Winterbournes

Appendix G: Assessment criteria and output from Stage 4a of the site selection process

Assessment of site options

- G.1** The purpose of this stage, which involves five steps, is to select those SHLAA sites at Amesbury and Durrington that can be site allocations⁽⁴²⁾.
- G.2** At this location it has been necessary to consider two 'less sustainable' sites. The reason for this is twofold. Firstly, stage 3 identified a number of impacts in relation to the 'more sustainable' sites, mitigation of which would potentially require a reduction to the net developable area and undermine the ability to meet the remaining requirement. The second was to ensure that the only potential site in Amesbury was considered in more detail due to its role as a Market Town within this Community Area.
- G.3** All the site options resulting from stage 3 are individually assessed in more detail for suitability and fit with area strategy (steps 1-4). The conclusion selects preferred sites (step 5).
- G.4** The site options that resulted from stage 3 are:

Table G.1 Site options resulting from Stage 3

SHLAA ref	Site Name	SHLAA site area (ha)	SHLAA capacity ⁽⁴³⁾
S98	Land to the rear of Durrington Manor, Durrington	4.64	103
3154	Piece Meadow, Durrington	0.59	14
3179	Land to the south of Larkhill Road, Durrington	10.66	143
3379	Land to the north of London Road, Amesbury	4.48	101
TOTALS			361

42 Stage 2a removed all sites at Bulford from further consideration in the site selection process.

43 Reduced capacity of SHLAA site following consideration of strategic criteria (see Stage 2a)

G.5 The discussion that follows focuses upon place/ site specific constraints for Amesbury, Bulford and Durrington that will need to be addressed in policy terms in order to facilitate development. Much of what will be required to support subsequent planning applications will be guided by policies of the Wiltshire Core Strategy, national planning policy, guidance and standing advice. Therefore, matters such as the need for a Flood Risk Assessment will be directed by existing policy/advice and therefore not repeated throughout these reports. However, a range of Community Areas concerns/considerations have been raised by consultees at Stage 4A. For completeness, they are listed in the following table.

Table G.2 Generic considerations/ constraints and requirements to be addressed

Generic considerations/constraints	Requirements to be addressed
<p>New development in the area would have the potential to generate impacts on the River Avon SAC (impacts in respect of water abstraction and habitat loss) and Salisbury Plain SPA (increase in recreational visitor pressure). The allocation of housing sites in Durrington, in combination with proposals relating to the Army Basing programme may lead to significant effects on designated sites and qualifying features. Mitigation of these effects may be problematic.</p>	<p>Cumulative impacts relating to multiple developments in the area, including effects emanating from the Army Basing programme would need to be monitored and addressed in order to support further growth. Development proposals would need to be informed by a detailed ecological survey. Guidance in respect of managing potential impacts on the River Avon SAC and Salisbury Plain SAC/SPA should be sought from Natural England and the Council. A mitigation strategy for the Salisbury Plain SPA has been agreed with Natural England.</p>
<p>Hedgerows and any mature trees on sites or adjacent land should be retained, protected and, wherever possible, enhanced to bolster local diversity and increase habitat connectivity.</p>	<p>Habitats feature such as mature trees and hedgerows (Priority Biodiversity Action Plan (BAP habitats) should be protected and enhanced through the use of green infrastructure buffers. The addition of planting schemes may result in a reduction in the developable capacity of the site.</p>
<p>All sites in the area are susceptible to surface water flooding due to seasonal fluctuations in the local groundwater system. This may influence the design of drainage attenuation features.</p> <p>Surface water systems would need to be sealed as per local sewers and there are no existing public storm water systems at Durrington.</p>	<p>An assessment of soil/groundwater conditions would be required in order to support any subsequent planning application. As anticipated by Core Policy 68 of the Wiltshire Core Strategy; and the Framework, the assessment would need to inform the design of any subsequent proposals and therein promote a sustainable drainage strategy for the site.</p> <p>The risk of surface water flooding in the area, combined with the sensitivity of the qualifying features associated with the River Avon SAC and the potential limitations of ground conditions (chalk), applications for all sites in this area should include a FRA.</p>
<p>There are some limitations to sewer services as there is currently limited capacity available for foul water flows.</p>	<p>Development proposals would need to be informed by a detailed water infrastructure capacity assessment. Such work would need to be undertaken in dialogue with the relevant water utilities company, Lead Local Flood Authority and</p>

	Environment Agency. Where necessary, capacity improvements would need to be delivered in a timely and efficient manner. Any connection to foul drainage systems would likely be subject to downstream improvements to Sewage Treatment Works, for which contributions may be sought.
Groundwater Protection	As anticipated by Core Policy 68 of the Wiltshire Core Strategy, development proposals would need to respect protected groundwater resources in line with the Environment Agency's (EA) standing policy advice.
This area has high archaeological potential and archaeology has been found on or adjacent to the sites in Amesbury and Durrington.	An archaeological assessment would be required in order to support any subsequent planning application. Mitigation measures may result in reduction of the overall developable area of sites.
Sites at Durrington have potential to impact on the setting of the Stonehenge and Avebury World Heritage Site.	A Heritage Impact Assessment would be required to support any subsequent planning application to ensure appropriate protection is afforded to the setting and Outstanding Universal Value (OUV) of the Stonehenge and Avebury World Heritage Site (WHS).
Doctor's surgeries in this area currently have capacity issues. Mitigation would be required to support additional patient demand arising from housing development.	Contributions may be sought in order to expand local healthcare provision
Cycle and pedestrian routes (and linkages) would need to be improved in order to reduce the impact of private transport. Development in this area would have the potential to exacerbate major accident clusters at Countess Roundabout (within 3km) and A345/High St. There may be congestion around A345 and Larkhill Road junctions.	Development proposals should incorporate measures to reduce reliance on private car journeys. Development proposals should aim to contribute towards the construction of new pedestrian and cycling routes – e.g. Wiltshire Council's - Amesbury Cycle Network proposals. Cycling and walking permeability should be encouraged within the subsequent design of all sites.
At Durrington, the secondary school is already planned for expansion to help address the Army Basing programme. Additional development would potentially require further expansion. However, this is considered to be deliverable.	Contributions may be sought in order to expand local education provision.

<p>At Durrington, there is currently capacity in the local primary schools to accommodate pupils from a maximum of 60 new dwellings.</p>	<p>Contributions may be sought in order to expand local education provision.</p>
<p>At Amesbury, the local primary schools have limited potential to expand. However, there is potential to consider making a planned new school larger if the site goes ahead.</p>	<p>Contributions may be sought in order to expand local education provision.</p>
<p>At Amesbury, secondary school provision is undergoing expansion and could be expanded further if necessary.</p>	<p>Contributions may be sought in order to expand local education provision.</p>

SHLAA ref	Site Name
Site S98	Land to the rear of Durrington Manor, Durrington

Figure G.1 Site S98 - Land to the rear of Durrington Manor, Durrington

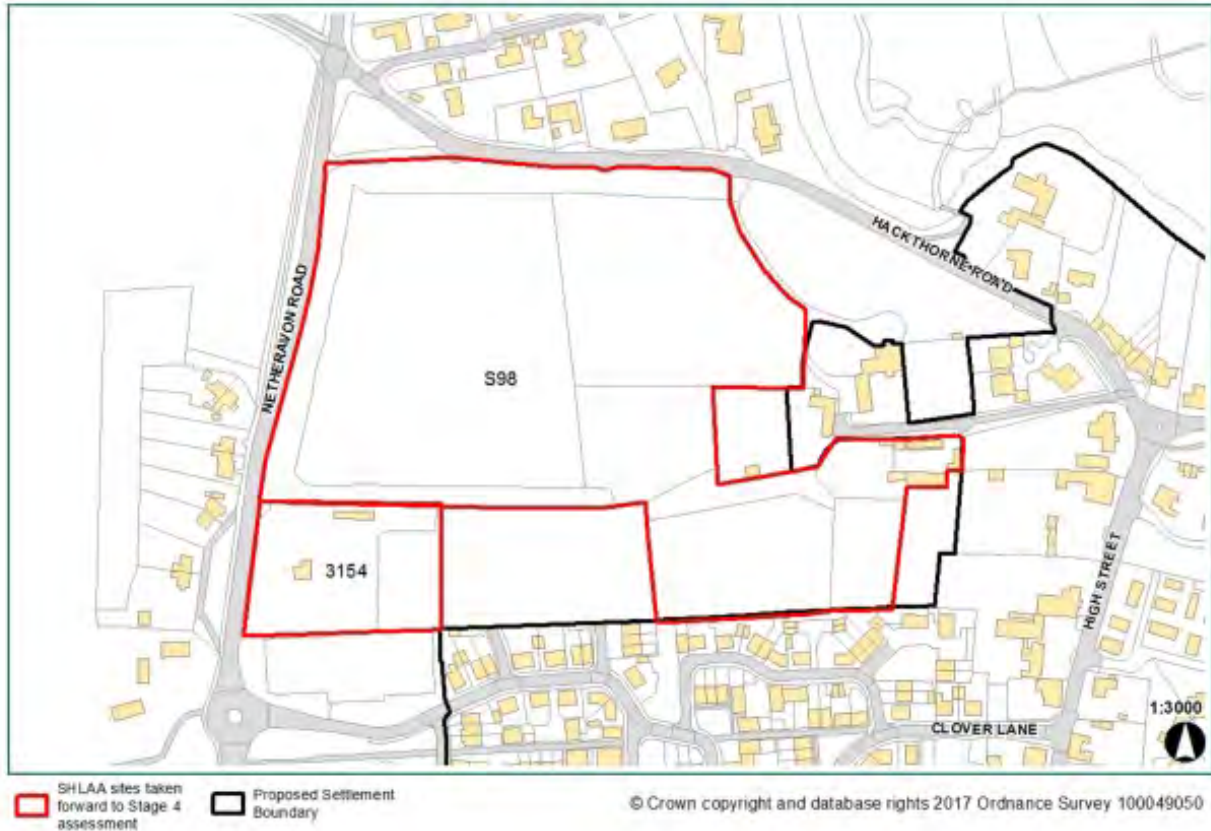


Table G.3 Site S98 - Land to the rear of Durrington Manor, Durrington

SHLAA ref	Site Name
S98	Land to the rear of Durrington Manor, Durrington
Step 1	
SA effects and mitigation measures	<p>LANDSCAPE</p> <ul style="list-style-type: none"> The SHLAA site is enclosed by a tree belt at its northern, western and southern boundaries. These areas, which are subject to Tree Preservation Orders, would need to be excluded from the allocation. Access from Netheravon Road would not be acceptable because of its visual impact on the tree belt. These constraints provide considerations that support limiting development to a south

SHLAA ref	Site Name
S98	Land to the rear of Durrington Manor, Durrington
	<p>eastern section of the site subject to suitable vehicular access being achievable.</p> <ul style="list-style-type: none"> In terms of visual impact development in a south eastern section of the site could be much more visually contained by existing or committed development on three sides. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The site is partly within the Durrington Conservation Area and in close proximity to Listed Buildings. The site also contributes to a wider historic landscape character linked to the Manor, its grounds and setting. A large scale of development involving the whole of the site would be likely to have unacceptable impacts, upon heritage assets that could not be adequately mitigated. This reduces the indicative dwelling capacity of the site. If development is restricted to a south eastern portion of the SHLAA site, the design and layout of a scheme would need to be closely guided by a Heritage Impact Assessment (HIA) in order to: <ul style="list-style-type: none"> preserve and enhance the character of the conservation area; and prevent harm to the significance of listed buildings <p>Development proposals must protect and enhance these important heritage assets and their settings in a manner appropriate to their significance. Alongside screening, this is likely to include avoiding the development of some parts of the site in order to retain the value of the settings to heritage assets. This will reduce the developable area of the site further.</p>
Accessibility	<p>The site has good access to services at the town as well as public transport. Residents would be able to walk and cycle to the High Street, however improved links would need to be provided. These could be achieved most effectively by the development of this site being considered alongside the adjacent parcels of land to the west. The land immediately adjacent already benefits from an extant permission (S/2007/1698 refers).</p> <p>Similarly, a vehicular access to the site is considered achievable, but only if comprehensively developed alongside the adjacent land to the west comprising the site with extant planning permission and SHLAA site 3154. Notwithstanding that the sites are in separate ownership, a comprehensive development would offer the best opportunity to secure a holistic development that addresses accessibility constraints in an effective manner.</p>
Overall suitability	<p>Mitigation measures to reduce the likely adverse effects of developing this site are considered to be reasonable and achievable. However, such measures would likely reduce substantially the dwelling capacity of the site.</p> <p>In order to avoid harmful impacts on the Conservation Area and Listed Buildings (and their settings), the developable area of the site would need to be substantially reduced and limited to the south eastern section of the site.</p>

SHLAA ref	Site Name
S98	Land to the rear of Durrington Manor, Durrington
	<p>In the light of this as well as the vehicular access constraints, this site option must be considered in combination with land to the west, including SHLAA site 3154.</p> <p>Based on the mitigation measures identified above and the subsequent reduction to the net developable area (to approximately 0.7ha), the site could accommodate approximately 15 dwellings.</p>
Step 2	
Fit with area strategy	<p>The Amesbury area strategy identifies the need to make Durrington and Bulford more self-contained with more local services and facilities to meet their own needs, rather than being reliant on Amesbury. Additional housing at Durrington may help to ensure viability of existing services and increase demand for more.</p> <p>Development at Durrington is limited by the capacity of primary schools, which cannot be expanded, and by the water/drainage infrastructure. The cumulative effect of allocating housing at Durrington must be considered in conjunction with the impacts of the development resulting from the Army Rebasing Programme.</p> <p>Development of this site could deliver approximately 15 dwellings in an area of search, where there is an indicative residual requirement of 73 homes at Amesbury, Bulford and Durrington combined.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>Development of this site would extend the built form when developed holistically with land to the west (including SHLAA site 3154) it would link into recently permitted development, open space, pedestrian and vehicular routes within the village.</p> <p>Development of this site would also generate some potentially significant adverse impacts in relation to designated heritage assets (Conservation Area, Listed Buildings), access/egress and existing vegetation that would be largely mitigated by a substantial reduction of the developable area. The developable area would be reduced to approximately 0.7ha in the south eastern portion of the site. This would have the effect of reducing the potential deliverable quantum to approximately 15 dwellings. Notwithstanding such a reduction, development would still be required to preserve or enhance the character or appearance of the Conservation Area and the significance of listed buildings.</p>

SHLAA ref	Site Name
S98	Land to the rear of Durrington Manor, Durrington
	The overall sustainability benefit of this site is therefore considered to be moderate because there is some scope for affordable housing and adverse effects appear to be reasonably straightforward to mitigate, especially if developed with adjacent land to the west including SHLAA site 3154.

SHLAA ref	Site Name
Site 3154	Piece Meadow, Durrington

Figure G.2 Site 3154 - Piece Meadow, Durrington

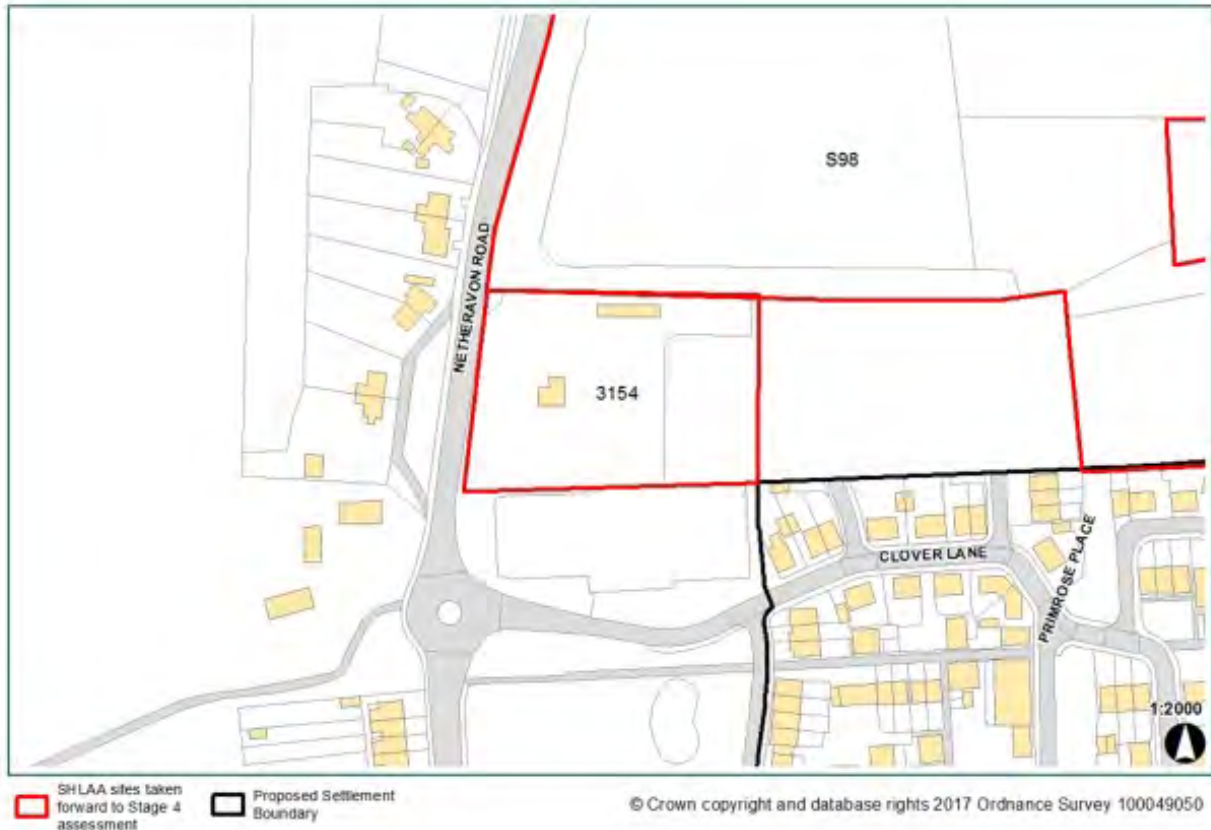


Table G.4 Site 3154 - Piece Meadow, Durrington

SHLAA ref	Site Name
3154	Piece Meadow, Durrington
Step 1	
SA effects and mitigation measures	<p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> Significant archaeology has been found adjacent to and running onto the site. The site has a high potential for further archaeology. Further assessment would be required in order to support and inform any subsequent development proposals. Moreover, mitigation measures may result in the capacity of the site being reduced.
Accessibility	The site has good access to services at the town as well as public transport. Residents would be able to walk and cycle to the High Street, however improved links would need to be provided. These could be achieved most effectively by

SHLAA ref	Site Name
3154	Piece Meadow, Durrington
	<p>the development of this site being considered alongside the adjacent parcels of land to the east. The land immediately adjacent already benefits from an extant permission and could accommodate 15 dwellings (S/2007/1698 refers).</p> <p>The site has an existing access onto Netheravon Road (A345) which serves the existing dwelling on the site. However, the intensification of this existing access is not considered appropriate.</p> <p>Accordingly, the site should be comprehensively developed alongside land to the east of the site (the immediately adjacent land is in the same ownership) including SHLAA site S98.</p>
Overall suitability	The identified constraints to development are considered to be surmountable.
Step 2	
Fit with area strategy	<p>The Amesbury area strategy identifies the need to make Durrington and Bulford more self-contained with increased local services and facilities to meet their own needs, rather than being reliant on Amesbury. Additional housing at Durrington may help to ensure the viability of existing services and increase demand for more.</p> <p>Development at Durrington is limited by the capacity of primary schools, which cannot be expanded, and by the water/drainage infrastructure. The cumulative effect of allocating housing at Durrington must be considered in conjunction with the impacts of the development resulting from the Army Rebasing Programme.</p> <p>Development of this site could deliver approximately 15 dwellings where an indicative residual requirement of 73 homes is needed at Amesbury, Bulford and Durrington combined.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	Development of approximately 0.58ha on this site would have the capacity of approximately 15 dwellings. It would extend the built form when developed holistically with land to the east (including SHLAA site S98) it would link into recently permitted development, open space, pedestrian and vehicular routes within the village.

SHLAA ref	Site Name
3154	Piece Meadow, Durrington
	<p>This site does have some adverse impacts. However these are likely to be relatively straightforward to mitigate and the net sustainability benefit is considered to be moderate because there is some scope to provide affordable housing, particularly if developed with SHLAA site S98.</p>

SHLAA ref	Site Name
Site 3179	Land to the South of Larkhill Road, Durrington

Figure G.3 Site 3179 - Land to the south of Larkhill Road, Durrington

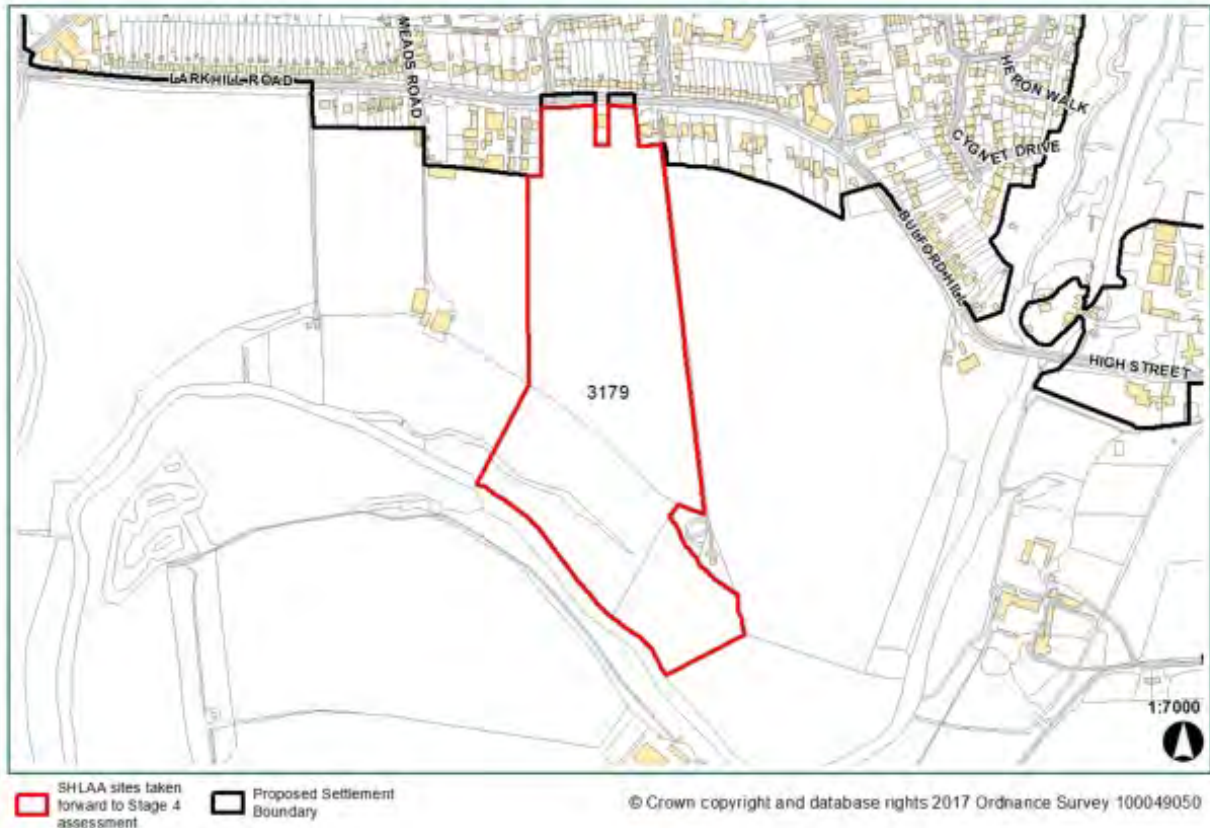


Table G.5 Site 3179 - Land to the South of Larkhill Road, Durrington

SHLAA ref	Site Name
3179	Land to the South of Larkhill Road, Durrington
Step 1	
SA effects and mitigation measures	<p>LANDSCAPE</p> <ul style="list-style-type: none"> Development on the whole SHLAA site southwards towards the extent of the floodplain would be an incongruous and unacceptable visual intrusion into the open countryside. Development should reflect the character and linear pattern of existing housing development on the southern side of Larkhill Road, with houses fronting the road and rear gardens facing out towards the river. This would provide a

SHLAA ref	Site Name
3179	Land to the South of Larkhill Road, Durrington
	<p>continuous landscaped edge to the built up area. A limited number of trees would help to filter views between the open countryside and the new housing.</p> <ul style="list-style-type: none"> The site abuts one existing dwelling on three sides of its curtilage property, and is adjacent to another. Proposals must incorporate considerations of the impact on the existing residents and businesses adjacent to the new development. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> Development of the whole SHLAA site would have a detrimental effect on the setting of nearby scheduled monuments within the World Heritage Site including Durrington Walls and Woodhenge. Moreover, development may lead to adverse impact on the setting of the River Avon and its valley. This further justifies the need to limit the location/siting of development on the site. The historic landscape sensitivity is considered to be high with post-medieval water meadows intact. This interest would be protected by restricting development to follow the existing built up form of the settlement. <p>BIODIVERSITY</p> <ul style="list-style-type: none"> Coastal and Floodplain Grazing Marsh Biodiversity Action Plan (BAP) Priority Habitat is located on the southern boundary of the site. Development proposals might include protection and, where possible, enhance local habitat features. <p>AIR QUALITY AND ENVIRONMENTAL POLLUTION</p> <ul style="list-style-type: none"> The layout of new housing might require separation or other form of attenuation from industrial uses to the west of the site, including a concrete plant. Detailed siting and design would be informed by a noise impact assessment. <p>CLIMATE CHANGE AND FLOODING</p> <ul style="list-style-type: none"> The area of the SHLAA site that is within Flood Zone 2/3 should be excluded from development and a 20m stand-off to the main channel would be required. However, development should be restricted to an area that corresponds to the southerly extent of existing built form to the south of Larkhill Road.
Accessibility	<p>The site is within a reasonable proximity of services and facilities provided by Durrington as well as open space, therefore residents would be able to access facilities by walking and cycling.</p> <p>The site could be accessed directly from Larkhill Road.</p>
Overall suitability	<p>Due to landscape and heritage considerations, development on this site should be limited to the northern edge of the site and should not extend further south than the existing development on the southern side of Larkhill Road.</p>

SHLAA ref	Site Name
3179	Land to the South of Larkhill Road, Durrington
	<p>The resulting area of the site that could be developed is approximately 0.8 ha and would have an approximate capacity of 15 dwellings.</p> <p>The pattern of development should be a linear frontage of houses along Larkhill Road, to reflect the existing pattern and character of development along the road. The southern edge of the site should contain gardens/open space to the southern boundary, to soften the urban edge that faces the open countryside.</p>
Step 2	
Fit with area strategy	<p>The Amesbury area strategy identifies the need to make Durrington and Bulford more self-contained with more local services and facilities to meet their own needs, rather than being reliant on Amesbury. Additional housing at Durrington may help to ensure viability of existing services and increase demand for more.</p> <p>Development at Durrington is limited by the capacity of primary schools, which cannot be expanded, and by the water/drainage infrastructure. The cumulative effect of allocating housing at Durrington must be considered in conjunction with the impacts of the development resulting from the Army Rebasing Programme.</p> <p>Development of this site could deliver approximately 15 dwellings in the area of search, where an indicative residual requirement of 73 homes is needed at Amesbury, Bulford and Durrington combined.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>Development of approximately 0.8ha at the northern section of the SHLAA site would have a capacity of approximately 15 dwellings and would marginally extend the built form of Durrington but stays within the pattern of the existing built form. It fits with the area strategy.</p> <p>As reduced in size for landscape and heritage considerations, the site has minor adverse impacts capable of mitigation but benefits are limited though it can provide some scope for affordable housing. Its net sustainability benefit is considered to be moderate.</p>

SHLAA ref	Site Name
Site 3379	Land to the North of London Road, Amesbury

Figure G.4 Site 3379 - Land to the north of London Road, Amesbury

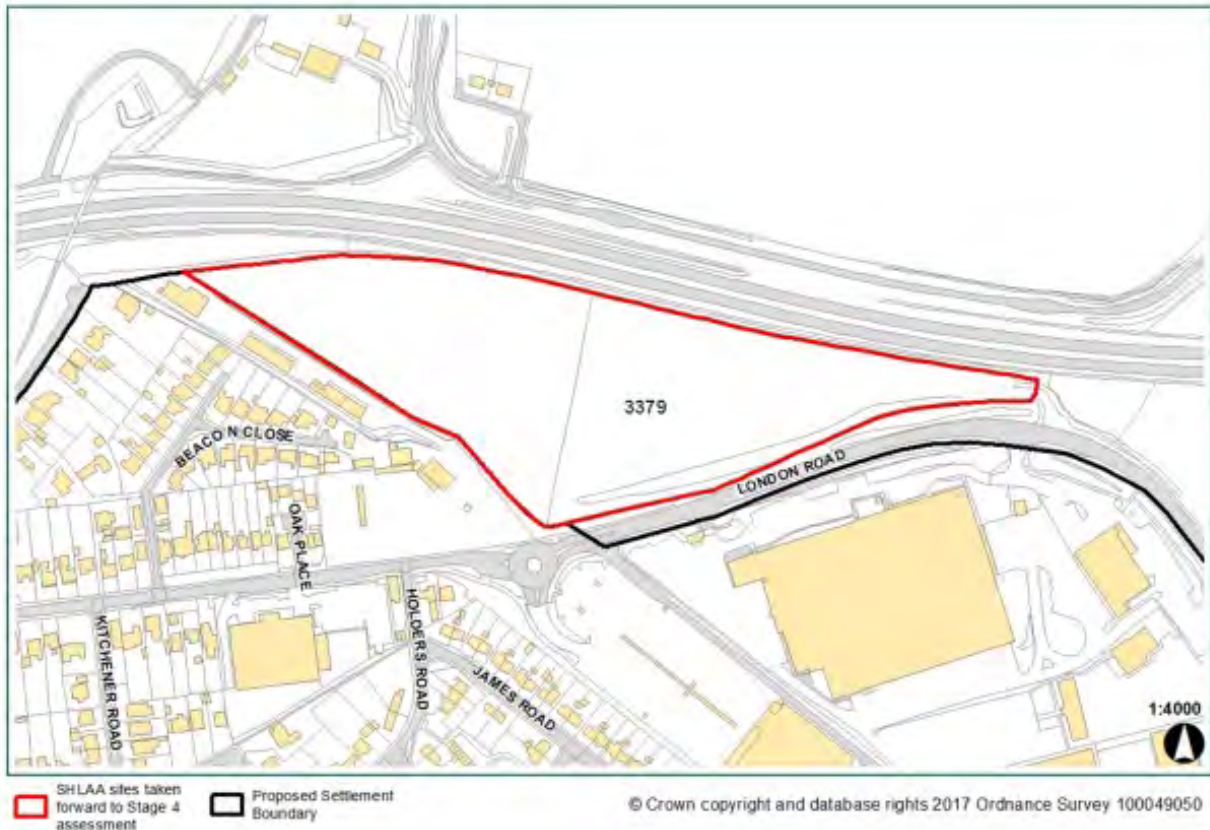


Table G.6 Site 3379 - Land to the North of London Road, Amesbury

SHLAA ref	Site Name
3379	Land to the North of London Road, Amesbury
Step 1	
SA effects and mitigation measures	<p>TRANSPORT</p> <ul style="list-style-type: none"> The site may be required to provide for the dualling of the A303. This presents a potential conflict preventing development of the site; particularly as the A303 is considered to be of strategic importance to the Primary Route Network⁽⁴⁴⁾. <p>Air quality and pollution</p>

44 <http://roads.highways.gov.uk/projects/a303-stonehenge-amesbury-and-berwick-down/>

SHLAA ref	Site Name
3379	Land to the North of London Road, Amesbury
	<ul style="list-style-type: none"> The site is likely to be affected significantly by noise and particulate matter pollution emanating from traffic on the A303 and potentially from industrial uses to the south and east of the site. Bearing in mind the juxtaposition of the site and the A303, it is considered unlikely that an appropriate noise attenuation scheme could be achieved due to the topography of the site. Moreover, mitigation measures such as the creation of a noise attenuation bund would constitute an incongruous feature in the local landscape. The site may be more suited for land-uses other than housing, such as employment, if not required for road improvements. <p>BIODIVERSITY</p> <ul style="list-style-type: none"> An area of Ancient Woodland would need to be protected in totality and protected by a buffer of additional planting within the site. The site also contains BAP priority habitat (hedgerows) which should be retained, protected and, where practicable, enhanced. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> There are known barrows and burials on the site and adjacent to the site. Bearing in mind the significance of these archaeological assets further assessment would be required in order to support and inform any subsequent planning application. This may result in the developable area of the site being reduced significantly. <p>LANDSCAPE</p> <ul style="list-style-type: none"> Extensive tree planting would be necessary throughout the site in order to soften views from and to the wider countryside. This would be additional to planting needed to enhance existing hedgerows and protect Ancient Woodland. Additional screening may also be required between any new development and the adjacent industrial uses.
Accessibility	<p>The site is a relatively accessible location and within close proximity to employment, retail, education and services within Amesbury town centre, which can also be accessed by public transport. This is an opportunity that should be maximised. The site has an existing vehicular access from London Road at its north eastern corner, but limited cycle connectivity. Development could contribute towards the Wiltshire Council's proposed - Amesbury Cycle Network and deliver improved pedestrian access to local amenities.</p> <p>Development at this site would have the potential to exacerbate major accident clusters at Countess Roundabout and A345/High St (within 1km of site) and to exacerbate congestion around Countess Roundabout, Countess Road/The Centre, and Solstice Park junctions.</p>
Overall suitability	<p>The site would require extensive landscaping reducing its developable area. It is reasonably well-located site in relation to Amesbury town with the potential to improve cycle/pedestrian links.</p>

SHLAA ref	Site Name
3379	Land to the North of London Road, Amesbury
	Fundamentally, however, the site is not considered suitable for housing development. Following further consultation and examination of evidence, it is clear that this site has a number of key constraints that ultimately make it inappropriate. The impact of noise from the A303 is not considered possible to mitigate. In addition this site is likely to be included in plans to widen the A303 and therefore should not be allocated for housing development.
Step 2	
Fit with area strategy	The strategy for the Amesbury community area seeks to make the town a more self-supporting community. Paragraph 5.19 of the Wiltshire Core Strategy states that growth should be focussed around Amesbury to help facilitate the delivery of infrastructure and greater retail choice in the town. Development of this site could deliver approximately 80 dwellings in an area of search, where an indicative residual requirement of 73 homes is needed at Amesbury, Bulford and Durrington combined.
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>Based on the evidence gathered to date, particularly in relation to the proposed dualling of the A303, development of this site is not considered suitable. Moreover, environmental effects associated with proximity to the A303 (e.g. noise and air quality impacts) would be highly problematic to mitigate successfully.</p> <p>After further assessment, this site has marginal sustainability benefit, it is not certain that the site is developable, and should not be a preferred site.</p>

Conclusion - selection of preferred sites

Table G.7 Conclusion - selection of preferred sites

Step 5	
Fit with spatial strategy	<p>For the purposes of the Wiltshire Core Strategy, Amesbury Bulford and Durrington are considered as a single planning unit and defined as a Market Town. The strategy for the area is to improve self-containment at individual settlements. Allocating an appropriate level of housing at these locations would therefore have the potential to deliver sustainability benefits (e.g. maintaining local schools, provision of affordable housing) and thereby contribute towards delivering the objectives of the strategy.</p> <p>The residual requirement for housing in the area of search - the Market Town of Amesbury (including Bulford and Durrington) is 73 dwellings. One site at Amesbury is considered to be relatively unsustainable and potentially undeliverable due to the requirement to dedicate land for the dualing of the A303. However, the three sites at Durrington are considered to each have moderate sustainability benefits and together could contribute approximately 45 houses which is 70% of the residual housing requirement for this area.</p> <p>One of the main constraints on housing growth at Durrington is the capacity of the local primary schools. There is currently capacity in local schools to accommodate pupils from a maximum of 60 new dwellings. Therefore, the schools could accommodate the proposed additional growth. All other constraints (e.g. access, heritage impact) are considered capable of mitigation.</p>
Selection of preferred sites	<p>Whilst four sites were assessed in detail through Stage 4a, one site – 3379 (land to the north of London Road, Amesbury) was deemed inappropriate for development. The reasoning for removing the site centred largely on the fact that land has been identified as being necessary to facilitate the dualling of the A303 which is recognised by Central Government as a priority.</p> <p>The three sites at Durrington could provide modest numbers of houses. These are:</p> <ul style="list-style-type: none"> ● Site S98, Land to the rear of Durrington Manor ● Site 3154, Piece Meadow ● Site 3179, Land to the south of Larkhill Road <p>The three remaining sites are a good fit with the Area Strategy and are each considered capable of moderate sustainability benefits, including affordable housing and would contribute a modest amount of housing at Durrington that is capable of being accommodated within existing school capacities.</p> <p>In terms of delivery, two of the sites at Durrington (S98/ 3154) would share an access with a site that benefits from an extant outline planning permission at Clover Lane and has a capacity for approximately 15 dwellings. Therefore, these two SHLAA sites should be allocated together with the additional land that joins both sites. The three parcels of land together will form a logical extension of the built form and have capacity of approximately 45 dwellings. The new site will be called Clover Lane.</p> <p>Therefore, the two sites to be allocated in the draft plan are:</p>

- Site 3179: Land to the south of Larkhill Road; and
- Sites S98/ 3154 (including additional land): Clover Lane

Preferred sites

The following sites are considered to be available, achievable and deliverable at Durrington.

Table G.8

Site name	Approximate dwelling capacity
South of Larkhill Road	15
Clover Lane	45
TOTAL	60

Amesbury Community Area Topic Paper - Cabinet version

Bradford on Avon Community Area Topic Paper - Cabinet version

■	Main sections	
1	Introduction	3
2	Bradford on Avon Community area	5
3	Settlement boundary review	8
4	Overview of the site selection process	9
5	Outcome of the site selection process for Bradford on Avon	11
6	Outcome of the Bradford on Avon Community Area Remainder site selection process	12
7	Conclusions	13
■	Appendices	
A	Proposals for revised settlement boundaries	14

1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Bradford on Avon Community Area.

Settlement boundary review

- 1.2** The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan⁽¹⁾.
- 1.3** Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to ensure a sufficient choice and supply of suitable sites throughout the plan period in accordance with national policy and help to compliment Neighbourhood Planning.

Topic paper structure

- 1.5** *Table 1.1* shows the layout of the Bradford on Avon Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.
- 1.6** The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.
- Topic Paper 1: Settlement Boundary Review Methodology
 - Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Bradford on Avon Community Area Topic Paper

#	Section	Appendices
2	Community area	Planning policy context for the Bradford on Avon community area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Bradford On Avon	Summary of the site selection process for Bradford On Avon (Stage 1). It outlines the methodology and identifies whether housing site allocations for the town should be included in the Plan.	
6	Outcome of the Bradford On Avon Community Area Remainder site selection process	Summary of the Bradford On Avon Community Area Remainder site selection process (Stage 1). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan.	
7	Conclusions	Summary of the process, listing any sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

2. Bradford on Avon Community area

Context

- 2.1** The WCS provides the context for the Plan in relation to the Bradford on Avon Community Area. Core Policies 1 (Settlement Strategy) and 7 (Bradford on Avon Area Strategy) set out:
- the settlement hierarchy for sustainable development in the Bradford on Avon Community Area, and
 - associated indicative housing requirements.
- 2.2** Core Policy 7 requires approximately 780 new homes to be provided in the Bradford on Avon Community Area, of which about 595 dwellings should occur at the Market Town of Bradford on Avon, including land identified to the east of Bradford on Avon at Kingston Farm. Approximately 185 homes will be provided in the Bradford on Avon Community Area Remainder over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Bradford on Avon Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

- 2.3** The settlements listed in *Table 2.1* below fall within the Bradford on Avon Community Area.

Table 2.1 Settlement Strategy in the Bradford on Avon Community Area

Market Town	Bradford on Avon
Large Villages	Holt, Westwood and Winsley
Small Villages	Limpley Stoke, Monkton Farleigh, Staverton and Wingfield

Issues and considerations

- 2.4** Core Policy 7 and the supporting text (paragraph 5.35) of the WCS identify specific issues to be addressed in planning for the Bradford on Avon Community Area, including:
- Development should be planned so as to conserve and enhance the high quality built and natural environment in the Community Area having particular regard to the potential constraints of the Green Belt and Cotswolds AONB. The high quality historic environment in the Community Area should be protected and, where practicable, enhanced.
 - All development within the Community Area will need to conserve the designated landscape of the Cotswolds AONB and its setting, and where possible, enhance its locally distinctive characteristics.
 - All development will be required to maintain the integrity of the Bath and Bradford on Avon Bats Special Area of Conservation ('SAC'), having particular regard to the Wiltshire Bats SAC Guidance⁽²⁾

2 Bat Special Areas of Conservation (SAC) – Planning Guidance for Wiltshire (Issue 3.0, September 2015). Available at: <http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment/writingecologicalsurveysplanning.htm>

2.5 The Wiltshire Infrastructure Delivery Plan ('the IDP')⁽³⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- Extension of existing primary schools to provide additional places
- Provision of additional nursery and secondary school places
- Support development of local primary care health facilities, as most practices at capacity

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 The housing requirements for the Bradford on Avon Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for the Bradford on Avon Community Area at April 2017⁽⁴⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Bradford on Avon	595	387	212	0
Bradford on Avon CA remainder ⁽⁵⁾	185	119	72	0
Bradford on Avon total	780	506	284	0

Neighbourhood planning

2.8 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

2.9 Bradford on Avon Community Area has two made neighbourhood plans and two in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by these plans. If a neighbourhood plan is sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this includes information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁶⁾.

3 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Bradford on Avon Community Area.*

4 Wiltshire Council (June 2017). Topic Paper 3 Housing Land Supply.

5 Bradford on Avon CA remainder and Bradford on Avon CA exclude any development at Staverton Marina which is classified as Trowbridge Principal Settlement.

6 Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

Table 2.3 Status of neighbourhood plans in the Bradford on Avon Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Bradford on Avon	Examination (April 2017)	The draft NP identifies areas of opportunity for mixed use/commercial use but with no exact housing numbers given.	Yes
Holt	Plan made (Jan 2017)	Yes.	Yes
Westwood	Area designation (Dec 2015)	Unknown at this stage	Unknown at this stage
Freshford and Limpley Stoke	Plan made (Nov 2015)	No sites allocated	Plan relates to small villages

3. Settlement boundary review

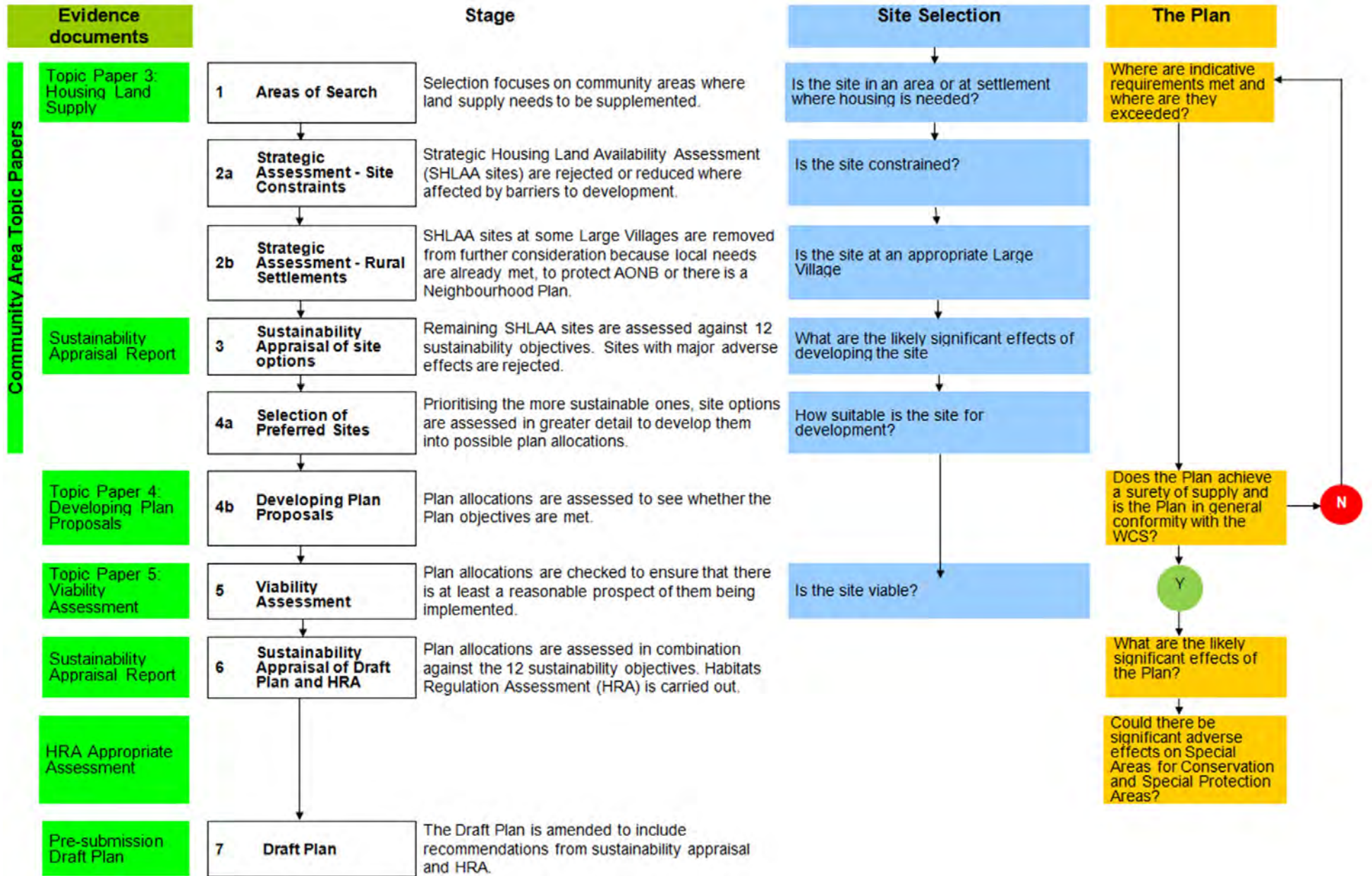
- 3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Bradford on Avon Community Area:
- Westwood, and
 - Winsley
- 3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁷⁾.
- 3.3 Bradford on Avon and Holt are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, the settlement boundary review excludes these settlements from further consideration.

7 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology⁽⁸⁾.*

8 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.



5. Outcome of the site selection process for Bradford on Avon

Overview

- 5.1 This section summarises the outcome of the site selection process for the Market Town of Bradford on Avon. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁹⁾.
- 5.2 The decisions taken after each stage of the process for Bradford on Avon, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3 The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Bradford on Avon. Generally the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4 *Table 2.2* demonstrates that the indicative residual requirement for Bradford on Avon to be delivered during the Plan period has been met. This includes the strategic allocation identified through the WCS for land at Kingston Farm for mixed use development, including provision for 150 dwellings and a more recent significant greenfield site brought forward on the edge of the settlement.
- 5.5 Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within Bradford on Avon and the site selection process ends after Stage 1.

9 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

6. Outcome of the Bradford on Avon Community Area Remainder site selection process

Overview

- 6.1 This section summarises the outcome of the site selection process for the Bradford on Avon Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽¹⁰⁾.
- 6.2 The decisions taken after each stage of the process for the Bradford on Avon Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3 The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for the Bradford on Avon Community Area Remainder. The areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4 *Table 2.2* demonstrates that the indicative residual requirement for the Bradford on Avon Community Area Remainder to be delivered during the Plan period has been met.
- 6.5 Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Bradford on Avon Community Area Remainder and the site selection process ends after Stage 1.

10 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

7. Conclusions

Bradford on Avon town

- 7.1 The indicative residual requirement for the Market Town of Bradford on Avon to be delivered during the Plan period has been met. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within Bradford on Avon and the site selection process ends after Stage 1.

Bradford on Avon Community Area Remainder

- 7.2 The indicative residual requirement for the Bradford on Avon Community Area Remainder to be delivered during the Plan period has been met. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Bradford on Avon Community Area Remainder and the site selection process ends after Stage 1.

Settlement Boundary Review

- 7.3 The Plan has reviewed the settlement boundaries of the following settlements within the Bradford on Avon Community Area:
- Westwood, and
 - Winsley
- 7.4 Holt has a recently made neighbourhood plan which reviewed the settlement boundary. Moreover, the Bradford on Avon Neighbourhood Plan has reviewed its settlement boundary and reached an advanced stage of the plan making process. Therefore, the settlement boundary review excludes these settlements from further consideration.

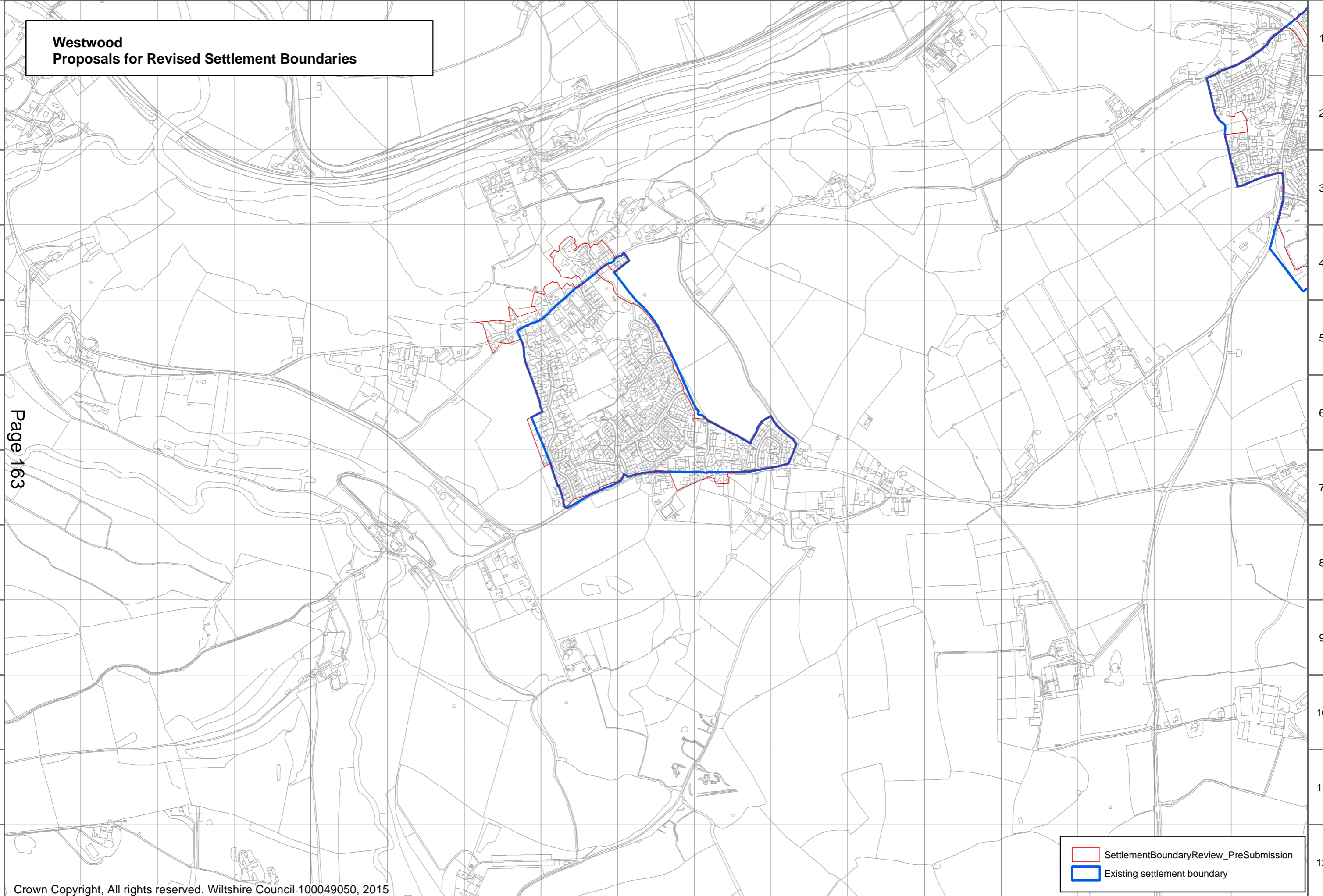
Appendix A: Proposals for revised settlement boundaries

A B C D E F G H I J K L M N O P Q

1
2
3
4
5
6
7
8
9
10
11
12

**Westwood
Proposals for Revised Settlement Boundaries**

1
2
3
4
5
6
7
8
9
10
11
12



Page 163

SettlementBoundaryReview_PreSubmission
Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Westwood

A.1 The preceding map of Westwood illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹¹⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Westwood Settlement Boundary

Map Grid Reference	Proposed Amendment
H7	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J6, I6, I5	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G5, H4	Amend boundary to include area of built residential development closely related to the settlement.
H4, I4	Amend boundary to exclude recreational / amenity space on the edge of settlement more closely related to the countryside.
G6, H7	Amend boundary to include built development and curtilages of properties physically related to the built form of the settlement.
I7, J7	Amend boundary to include built residential development physically related to the settlement.

11 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

**Winsley
Proposals for Revised Settlement Boundaries**

Page 165

- SettlementBoundaryReview_PreSubmission
- Existing settlement boundary

Winsley

A.2 The preceding map of Winsley illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹²⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed Amendments to Winsley Settlement Boundary

Map Grid Reference	Proposed Amendment
F7	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G8, F7	Amend boundary to exclude curtilage of property that relates more closely to the countryside.
F8, G8, H8	Amend boundary to include built residential development that is physically related to the settlement.
I7	Amend boundary to include built residential development that is physically related to the settlement.
J7	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
K6, K7	Amend boundary to include built residential development that is physically related to the settlement.
K5	Amend boundary to include built residential development that is physically related to the settlement.
K6	Amendment to boundary to follow but not include clearly defined physical feature – the road.

12 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

Bradford on Avon Community Area Topic Paper - Cabinet version

Calne Community Area Topic Paper - Cabinet version

■	Main sections	
1	Introduction	3
2	Calne Community area	5
3	Settlement boundary review	8
4	Overview of the site selection process	9
5	Outcome of the site selection process for Calne	11
6	Outcome of the Calne Community Area Remainder site selection process	12
7	Conclusions	13
■	Appendices	
A	Proposals for revised settlement boundaries	14

1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Calne Community Area.

Settlement boundary review

1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan⁽¹⁾.

1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the plan period in accordance with national policy and to compliment neighbourhood planning.

Topic paper structure

1.5 *Table 1.1* shows the layout of the Calne Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Calne Community Area Topic Paper

#	Section	Appendices
2	Community area	Planning policy context for the Calne community area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	boundary proposals with tables explaining the changes.
5	Outcome of the site selection process for Calne	Summary of the site selection process for Calne (Stage 1). It outlines the methodology and identifies whether housing site allocations for the town should be included in the Plan.	
6	Outcome of the Calne Community Area Remainder site selection process	Where required a summary of the Calne Community Area Remainder site selection process (Stage 1). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan.	
7	Conclusions	Summary of the process, listing any sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

2. Calne Community area

Context

- 2.1** The WCS provides the context for the Plan in relation to the Calne Community Area. Core Policies 1 (Settlement Strategy) and 8 (Calne Area Strategy) set out:
- the settlement hierarchy for sustainable development in the Calne Community Area, and
 - associated indicative housing requirements.
- 2.2** Core Policy 8 requires approximately 1,605 new homes to be provided in the Calne Community Area, of which about 1,440 homes should occur at the Market Town of Calne and approximately 165 in the rest of the Community Area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Calne Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

- 2.3** The settlements listed in *Table 2.1* below fall within the Calne Community Area.

Table 2.1 Settlement Strategy in the Calne Community Area

Market Town	Calne
Large Villages	Derry Hill/ Studley
Small Villages	Bremhill, Cherhill, Compton Bassett, Heddington and Hilmarton

Issues and considerations

- 2.4** Core Policy 8 and the supporting text (paragraph 5.41) of the WCS identify specific issues to be addressed in planning for the Calne Community Area, including:
- non-strategic growth should be brought forward in accordance with Core Policy 2 and phased throughout the plan period to deliver homes in a balanced manner that will enable infrastructure and traffic congestion issues to be addressed; and measures to improve air quality in Calne must be considered
 - development will investigate solutions to traffic impact reduction on Calne and contributions should deliver infrastructure necessary in the town
 - a transport assessment is required for all major applications and should include identifying solutions to traffic impacts from waste facilities on the edge of Calne
 - it is important that future development is sensitive to the setting of the Avebury section of the Stonehenge and Avebury World Heritage Site.
 - all development within the Community Area will need to conserve the designated landscape of the North Wessex Downs AONB and its setting, and where possible enhance its locally distinctive characteristics.

2.5 The Wiltshire Infrastructure Delivery Plan ('the IDP')⁽²⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- extension of the existing primary school in the town to provide additional places
- provision of additional nursery school places
- support development of local primary care health facilities, which are expected to exceed capacity by the end of the Plan period
- improvements to (including the relocation/ redevelopment) of Calne Fire Station

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 The housing requirements for the Calne Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for the Calne Community Area at April 2017⁽³⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Calne Town	1,440	961	807	0
Calne CA Remainder	165	92	153	0
Calne total	1,605	1,053	961	0

Neighbourhood planning

2.8 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

2.9 Calne Community Area has one made neighbourhood plan and three in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by these plans. If a neighbourhood plan is sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this includes information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁴⁾.

2 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Calne Community Area.*

3 Wiltshire Council (June 2017). Topic Paper 3 Housing Land Supply.

4 Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

Table 2.3 Status of neighbourhood plans in the Calne Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Calne	Regulation 16 Consultation (Mar 2017)	Yes, 250 dwellings	No
Bremhill	Regulation 16 Consultation (Dec 2016)	No specific allocations	No
Cherhill Community Right to Build Order	Area Designation (Jun 2016)	No, Right to Build Order for new village hall	Unknown at this stage
Compton Bassett	Plan made (Oct 2016)	Yes, 7 dwellings	No

3. Settlement boundary review

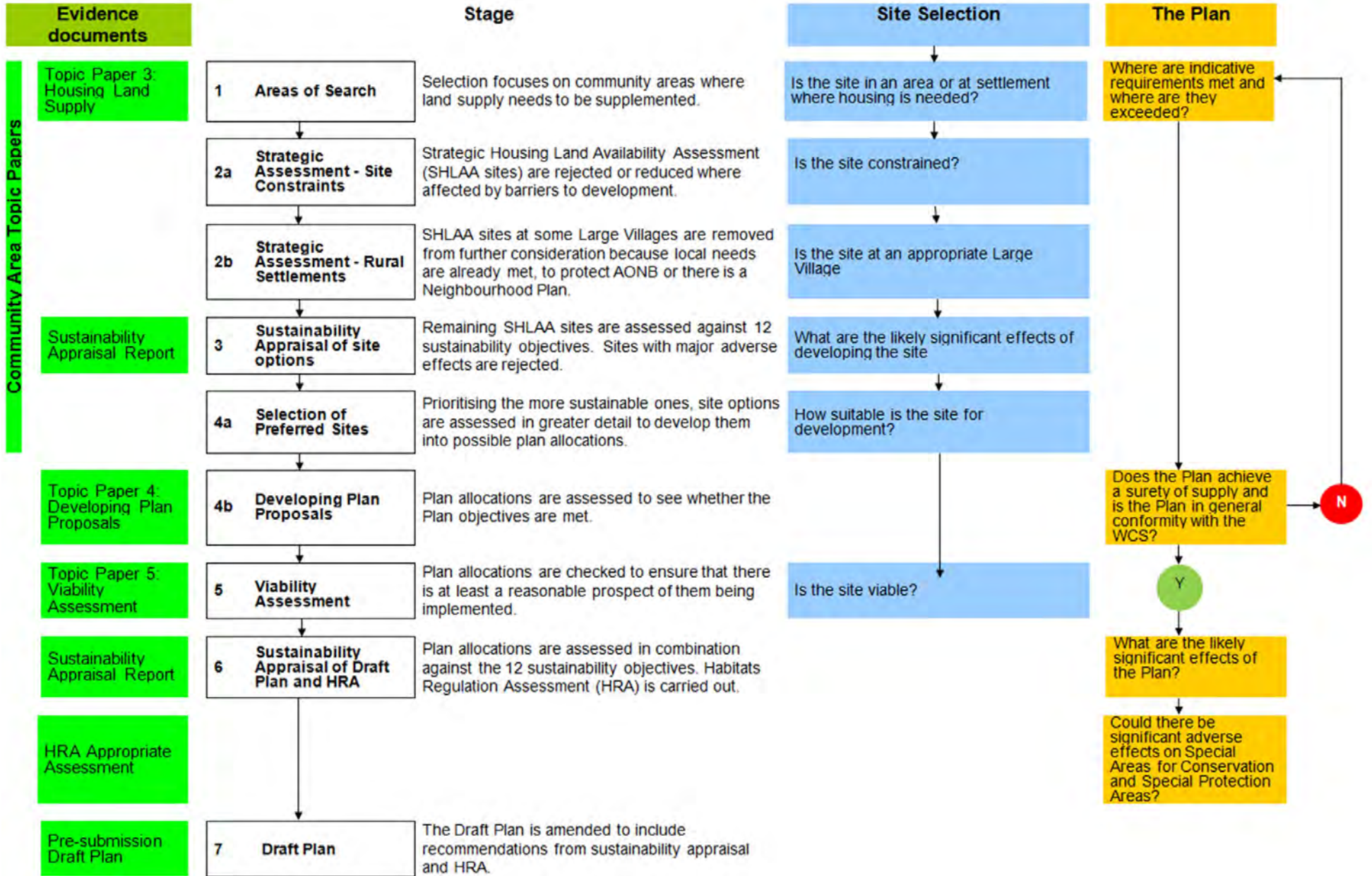
- 3.1** The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Calne Community Area Remainder:
- Calne
 - Derry Hill/ Studley
- 3.2** **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁵⁾.
- 3.3** No settlements in the Calne Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

5 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in [Topic Paper 2: Site Selection Process Methodology](#)⁽⁶⁾.*

6 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.



5. Outcome of the site selection process for Calne

Overview

- 5.1 This section summarises the outcome of the site selection process for the Market Town of Calne. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁷⁾.
- 5.2 The decisions taken after each stage of the process for Calne, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3 The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Calne. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4 *Table 2.2* demonstrates that the indicative residual requirement for Calne to be delivered during the Plan period has been met.
- 5.5 Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within Calne and the site selection process ends after Stage 1.

7 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

6. Outcome of the Calne Community Area Remainder site selection process

Overview

- 6.1 This section summarises the outcome of the site selection process for the Calne Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁸⁾.
- 6.2 The decisions taken after each stage of the process for the Calne Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3 The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for the Calne Community Area Remainder. The areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4 *Table 2.2* demonstrates that the indicative residual requirement for the Calne Community Area Remainder to be delivered during the Plan period has been met.
- 6.5 Therefore, the Plan will not need to allocate additional land within the Calne Community Area Remainder and the site selection process ends after Stage 1.

8 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

7. Conclusions

Calne

- 7.1** The indicative residual requirement for the Market Town of Calne to be delivered during the Plan period has been met. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within Calne and the site selection process ends after Stage 1.

Calne Community Area Remainder

- 7.2** The indicative residual requirement for Calne Community Area Remainder to be delivered during the Plan period has been met. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within Calne Community Area Remainder and the site selection process ends after Stage 1.

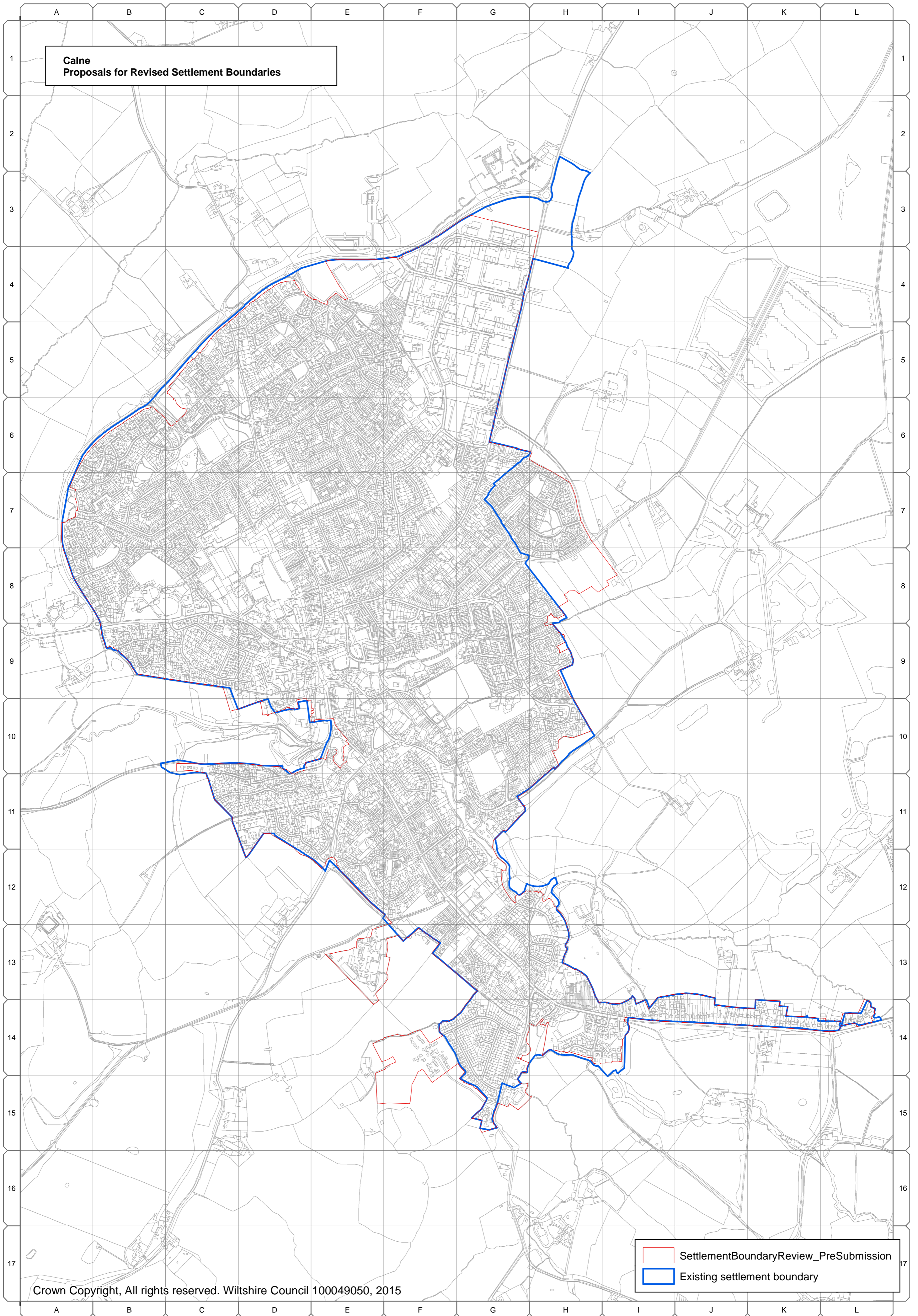
Settlement Boundary Review

- 7.3** The Plan has reviewed the settlement boundaries of the following settlements within the Calne Community Area:

- Calne
- Derry Hill/ Studley

- 7.4** No settlements in the Calne Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

Appendix A: Proposals for revised settlement boundaries



Calne

A.1 The preceding map of Calne illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽⁹⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Calne Settlement Boundary

Map Grid Reference ⁽¹⁰⁾	Proposed Amendments
H14	Amend boundary to exclude area more closely related to the open countryside and with the capacity to extend the built form of the settlement.
G15	Amend boundary to include built employment and community facility development physically related to the settlement.
G15, F14	Amend boundary to follow curtilage of properties.
F14, F15, E14, E15	Amend boundary to include built and commenced residential development physically related to the settlement.
E13	Amend boundary to include built community facilities development physically related to the settlement.
E12	Amend boundary to follow but not include clearly defined physical features - the road.
D12, D11	Amend boundary to follow curtilage of properties.
C10	Amend boundary to exclude area of land more closely related to the open countryside.
E10	Amend boundary to exclude area more closely related to the countryside.
D10	Amend boundary to include of built development physically related to the settlement.
C10 (N)	Amend boundary to include of built development physically related to the settlement.
A7	Amend boundary to exclude area of land more closely related to the countryside.
B6, C5, D4	Amend boundary to follow curtilages of properties and to exclude recreational space on the edge of the settlement.
E4	Amend boundary to remove area more closely relating to the countryside and with the capacity to extend the built form of the settlement.
G3, H3, H2	Amend boundary to exclude area of land more closely related to the open countryside.

9 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

10 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'

H6, H7, H8, I8	Amend boundary to include area of built and commenced development physically related to the settlement.
H8	Amend boundary to exclude area of land more closely related to the countryside.
H9	Amend boundary to exclude areas of land more closely related to the countryside.
H10	Amend boundary to exclude area of land more closely related to the countryside.
L14	Amend boundary to follow curtilages of properties and to include built development physically related to the settlement.
I14	Amend boundary to exclude area of land more closely related to the open countryside.



A B C D E F G H I J K L M N O P Q

**Derry Hill & Studley
Proposals for Revised Settlement Boundaries**

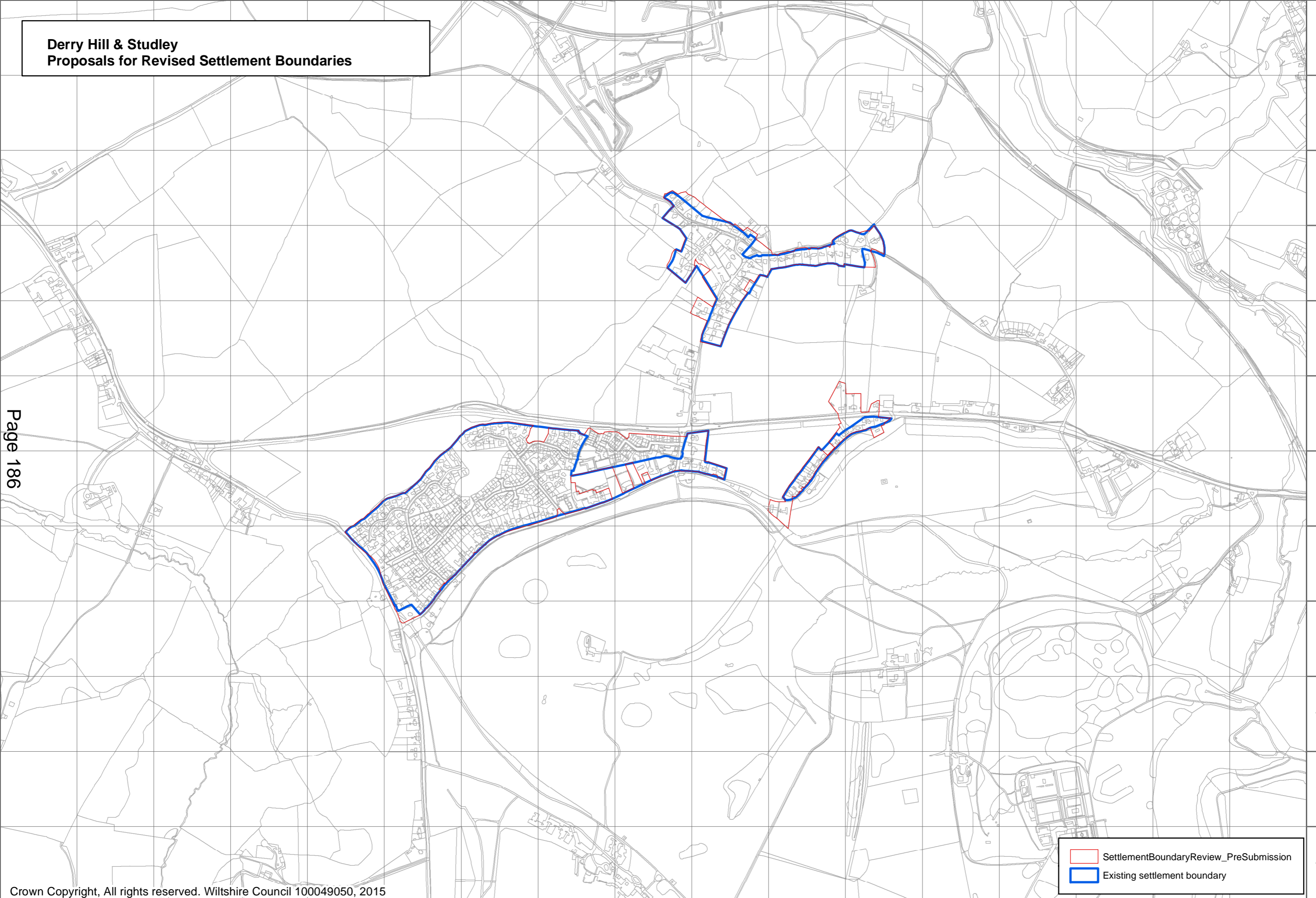
1
2
3
4
5
6
7
8
9
10
11
12

1
2
3
4
5
6
7
8
9
10
11
12

Page 186

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

A B C D E F G H I J K L M N O P Q



Derry Hill/ Studley

A.2 The preceding map of Derry Hill/ Studley illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹¹⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed Amendments to Derry Hill/ Studley Settlement Boundary

Map Grid Reference ⁽¹²⁾	Proposed Amendments
F9	Amend boundary to follow defined physical feature - the road, and to include area more closely related to the built form of the settlement.
G6, H6	Amend boundary to exclude recreational space at the edge of the settlement that primarily relates to the countryside.
H6, I6, H7 (N), I7 (N)	Amend boundary to include residential development physically related to the settlement.
J5	Amend boundary to include residential development physically related to the settlement.
J4	Amend boundary to exclude recreational space at the edge of the settlement that primarily relates to the countryside.
I4	Amend boundary to follow clearly defined physical features – curtilages of properties.
I3, J3, J4	Amend boundary to include built residential development and to follow clearly defined physical features.
L4 (N)	Amend boundary to follow clearly defined physical features – curtilages of properties.
L4 (C)	Amend boundary to include built residential development that physically relates to the settlement.
J4 (E)	Amend boundary to exclude area that more closely relates to the countryside.
I7, H7	Amend boundary to exclude amenity space at the edge of settlement.
H7	Amend boundary to be drawn on the settlement side of the road to exclude the road.
K7	Amend boundary to include built residential development physically related to the settlement.
K6 (S)	Amend boundary to remove area more closely related to the countryside.
K6, L6	Amend boundary to include area of built development physically related to the settlement.

11 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

12 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'

Calne Community Area Topic Paper - Cabinet version

Chippenham Community Area Remainder Topic Paper - Cabinet version

■	Main sections	
1	Introduction	3
2	Chippenham Community area	5
3	Settlement boundary review	8
4	Overview of the site selection process	9
5	Outcome of the Chippenham Community Area Remainder site selection process	11
6	Conclusions	19
■	Appendices	
A	Proposals for revised settlement boundaries	20
B	SHLAA sites considered during the site selection process	31
C	Exclusionary criteria considered at Stage 2a of the site selection process	37
D	Assessment criteria and output from Stage 2a of the site selection process	43
E	Assessment criteria and output from Stage 2b of the site selection process	53
F	Assessment criteria and output from Stage 3 of the site selection process	66
G	Assessment criteria and output from Stage 4a of the site selection process	84

1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Chippenham Community Area Remainder only following the adoption of the Chippenham Site Allocations Plan ('CSAP') in May 2017.

Settlement boundary review

1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing this Plan. However, the settlement boundary for Chippenham has not been reviewed since this has already been undertaken by the CSAP.

1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this Plan, in combination with the now adopted CSAP, to help ensure a sufficient choice and supply of suitable sites throughout the plan period in accordance with national policy and to compliment Neighbourhood Planning. No allocations are proposed for Chippenham within this Plan.

Topic paper structure

1.5 *Table 1.1* shows the layout of the Chippenham Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Chippenham Community Area Topic Paper

#	Section	Appendices
2	Community area	Planning policy context for the Chippenham Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the Chippenham Community Area Remainder site selection process	Summary of the Chippenham Community Area Remainder site selection process(Stage 1 to 4a). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan. This section summarises the outcome of the site selection process and provides justification for the Plan's proposed allocations.	<p>Appendix B contains maps of settlements showing SHLAA sites considered during the site selection process. They show whether sites have been identified for allocation or at which stage they have been removed from the site selection process.</p> <p>Appendix C contains maps of settlements showing the exclusionary assessment criteria considered at Stage 2a of the site selection process.</p> <p>Appendix D contains the assessment criteria and output from Stage 2a of the site selection process.</p> <p>Appendix E contains the assessment criteria and output from Stage 2b of the site selection process.</p> <p>Appendix F contains the assessment criteria and output summary from Stage 3 of the site selection process.</p> <p>Appendix G contains the assessment criteria and output from Stage 4a of the site selection process.</p>
6	Conclusions	Concludes with the identification of sites to comprise proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

2. Chippenham Community area

Context

- 2.1** The WCS provides the context for the Plan in relation to the Chippenham Community Area. Core Policies 1 (Settlement Strategy) and 10 (Chippenham Area Strategy) set out:
- the settlement hierarchy for sustainable development in the Chippenham Community Area, and
 - associated indicative housing requirements.
- 2.2** Core Policy 10 requires at least 4,510 new homes to be provided in Chippenham town and 580 in the rest of the community area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Chippenham Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area (HMA).
- 2.3** However and as outlined above, this paper focuses on the Chippenham Community Area Remainder because Chippenham town has been addressed through the adopted Chippenham Site Allocations Plan⁽¹⁾.

Settlement strategy

- 2.4** The settlements listed in *Table 2.1* below fall within the Chippenham Community Area.

Table 2.1 Settlement Strategy in the Chippenham Community Area

Principal Settlement	Chippenham
Large Villages	Christian Malford, Hullavington, Kington St. Michael, Sutton Benger and Yatton Keynell
Small Villages	Biddestone, Burton, Grittleton, Kington Langley, Langley Burrell, Lower Stanton St. Quintin, Nettleton, Stanton St. Quintin and Upper Seagry

Issues and considerations

- 2.5** Core Policy 10 and the supporting text (paragraph 5.48) of the WCS identify specific issues to be addressed in planning for the Chippenham Community Area, including:
- all development within the Community Area will need to conserve the designated landscape of the Cotswolds AONB and its setting, and where possible enhance its locally distinctive characteristics
 - 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.
- 2.6** The Wiltshire Infrastructure Delivery Plan ('the IDP')⁽²⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area remainder, including:

1 Wiltshire Council (June 2017). Adopted Chippenham Site Allocations Plan. May 2017

2 Wiltshire Council (December 2016) *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Chippenham Community Area*

- extension of existing village primary schools to provide additional places
- expansion of existing secondary school (primarily Abbeyfield School) to provide additional places
- provision of additional nursery school places
- improvements to Chippenham railway station
- support development of local primary care health facilities, which expect to exceed capacity by 2026
- improvements to (including relocation/ replacement) of Chippenham Fire Station
- improvements to Stanton St Quintin Household Recycling Centre

2.7 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.8 The housing requirements for Chippenham Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for Chippenham Community Area at April, 2017 ⁽³⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Chippenham	4,510	1,204	3,819	0
Chippenham CA Remainder	580	409	33	138
Chippenham CA	5,090	1,613	3,852	138

Neighbourhood planning

2.9 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

2.10 Chippenham Community Area has seven neighbourhood plans in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by these plans. If a neighbourhood plan is sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this includes information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website. ⁽⁴⁾

³ Wiltshire Council (June 2017). Topic Paper 3 Housing Land Supply

⁴ Wiltshire Council (2017). Neighbourhood Planning Latest Progress available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news> Last accessed 1st April 2017

Table 2.3 Status of neighbourhood plans in the Chippenham Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Allington & Sheldon (Chippenham Without)	Area Designation (Mar 2015)	Unknown	Unknown
Christian Malford	Plan submitted (April 2017)	Yes, 38 dwellings.	No
Hullavington	Area Designation (Sep 2016)	Unknown	Unknown
Kington St Michael	Area Designation (Sep 2015)	Unknown	Unknown
Langley Burrell	Regulation 16 Consultation on draft Plan (Feb 2017)	No	No
Seagry	Area Designation (Sep 2015)	Unknown	Unknown
Sutton Benger	Area Designation (Dec 2015)	Unknown	Unknown

3. Settlement boundary review

- 3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Chippenham Community Area Remainder:
- Christian Malford
 - Hullavington
 - Kington St. Michael
 - Sutton Benger, and
 - Yatton Keynell
- 3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁵⁾.
- 3.3 No settlements in the Chippenham Community Area Remainder are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.
- 3.4 The settlement boundary for Chippenham town has been reviewed through the Chippenham Site Allocations Plan⁽⁶⁾.

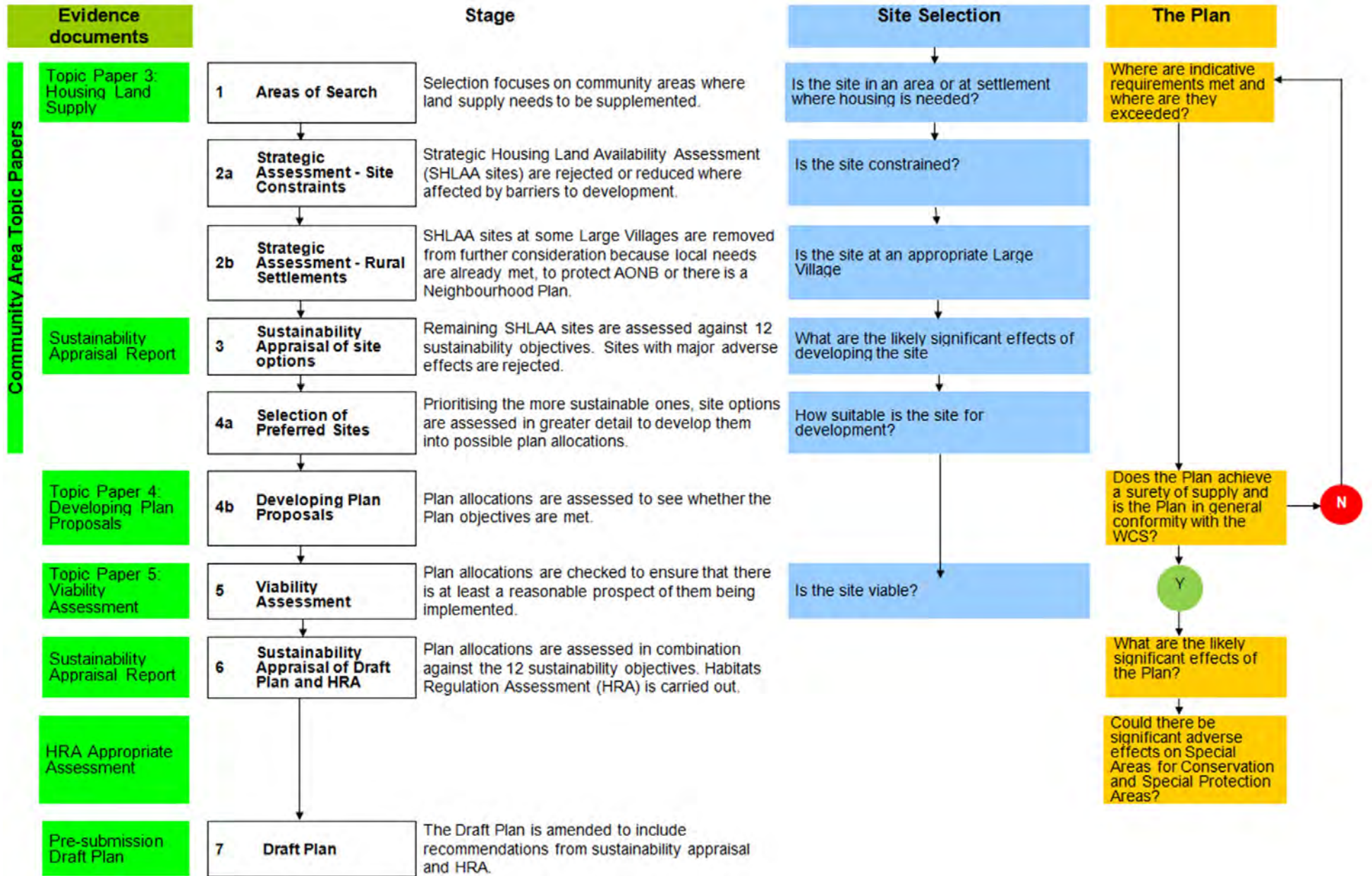
5 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*

6 Wiltshire Council (June 2017). Chippenham Site Allocations Plan

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in [Topic Paper 2: Site Selection Process Methodology](#)⁽⁷⁾.*

7 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*



5. Outcome of the Chippenham Community Area Remainder site selection process

Overview

- 5.1** This section summarises the outcome of the site selection process for the Chippenham Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁸⁾.
- 5.2** The decisions taken after each stage of the process for the Chippenham Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for the Chippenham Community Area Remainder. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search' are then progressed for further assessment through Stage 2.
- 5.4** *Table 2.2* demonstrates an indicative residual requirement of 138 dwellings for the Chippenham Community Area Remainder to be delivered during the Plan period.
- 5.5** The Plan will need to consider the potential to allocate additional land to help meet the indicative residual requirement. Therefore, the site selection process for the Chippenham Community Area Remainder progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

- 5.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in the Chippenham Community Area Remainder. Strategic Housing Land Availability Assessment (SHLAA) sites at the Large Villages are assessed against a range of exclusionary criteria. They are removed or reduced where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 5.7** Only SHLAA sites in the immediate surrounds of settlements are considered through the Stage 2a strategic assessment. Sites within the open countryside or at Small Villages detached from a settlement's (i.e. Principal Settlements, Local Service Centres, Market Towns and Large Villages) built up area are not considered as potential housing allocation sites and, therefore, removed from further consideration⁽⁹⁾.
- 5.8** *Table 6.1* below lists SHLAA sites removed prior to the Stage 2a assessment on this basis.

Table 5.1 SHLAA sites removed prior to Stage 2a for being in the open countryside or at a Small Village

Area of search	SHLAA sites in the open countryside or at a Small Village
Chippenham CA Remainder	164, 167, 480, 642, 688, 3018, 3019, 3436, 3439, 3493, 3509

8 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*

9 Wiltshire Council (September 2011). Strategic Housing Land Availability Assessment (SHLAA) Methodology

5.9 **Appendix B** contains maps of the Large Villages within the Chippenham Community Area, showing SHLAA sites considered during the site selection process. **Appendix C** contains maps showing the exclusionary criteria, while **Appendix D** contains the assessment criteria and output from Stage 2a, including reasons why individual sites have been removed.

5.10 *Table 6.2* below summarises the output from the Stage 2a strategic assessment for Large Villages in the Chippenham Community Area Remainder.

Table 5.2 SHLAA sites considered at Stage 2a in the Chippenham Community Area Remainder

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Christian Malford	627, 706, 3248, 3398, 3439	466, 688, 3400, 3436, 3440, 3548
Hullavington	3129, 3536, 3537	689, 690, 1112, 3162, 3377
Kington St. Michael	3089	797
Sutton Benger	153, 505, 708, 3543	600, 1102, 3303, 3549
Yatton Keynell	157, 474a, 3264, 3460	474b, 482, 643, 3526

5.11 Therefore, the outcome of the Stage 2a assessment for the Chippenham Community Area Remainder illustrates the availability of land at the following Large Villages:

- Christian Malford
- Hullavington
- Kington St Michael
- Sutton Benger, and
- Yatton Keynell

Stage 2b: Identifying requirement for growth in Large Villages

5.12 In order to deliver sustainable growth, site allocations may not be necessary at all of these Large Villages. The purpose of Stage 2b is to establish whether any should be removed from the 'area of search'. As such, Stage 2b performs a comparative analysis of Large Villages within the Community Area Remainder. If any are removed, sites in and around these Large Villages would be removed and not taken forward to the next stage.

5.13 **Appendix E** contains the assessment criteria and output from Stage 2b of the site selection process. *Table 6.3* below summarises the Stage 2b assessment for the Large Villages within the Chippenham Community Area Remainder, showing those that have been removed and not taken forward to the next stage.

Table 5.3 Summary of the Stage 2b Assessment in the Chippenham Community Area Remainder

Settlement	Justification for not taking forward to the next stage
Christian Malford	<ul style="list-style-type: none"> • Advanced neighbourhood plan allocating approximately 38 dwellings
Sutton Benger	<ul style="list-style-type: none"> • Experienced a high level of growth to date. • Primary school expanding to cater for already permitted development. The school is forecast to be full and remain so as the new housing

Settlement	Justification for not taking forward to the next stage
	is occupied. The school is on a small site and is unlikely to be capable of further expansion.

5.14 Therefore, the Large Villages of Hullavington, Kington St. Michael and Yatton Keynell have been taken forward after Stage 2b.

5.15 **Appendix B** highlights SHLAA sites removed after Stage 2 of the site selection process.

Stage 3: Sustainability Appraisal of remaining SHLAA sites

5.16 After this high level assessment, the remaining potential sites have been assessed using Sustainability Appraisal (SA). The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site has been assessed against each of the objectives using a consistent set of decision-aiding questions. Each option was then scored under each objective based on a generic assessment scale from major positive to a major adverse effect⁽¹⁰⁾.

5.17 **Appendix F** contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for the Chippenham Community Area Remainder. Detailed assessments of individual sites are included within the Sustainability Appraisal Report⁽¹¹⁾.

5.18 Potential sites are rejected where the appraisal concludes development would result in one or more major adverse effects. The remaining potential sites in each area or settlement are compared in terms of the balance of their sustainability benefits versus adverse effects. The appraisal therefore suggests potential sites that are 'more sustainable' or 'less sustainable', as shown in *Table 6.4*.

Table 5.4 SHLAA sites considered at Stage 3 in the Chippenham Community Area Remainder

SHLAA ref	Site name	Outcome after Stage 3
Hullavington		
Site 689	Land directly behind Gardeners Drive	More sustainable
Site 690	Land adjacent North of the Primary School	More sustainable
Site 1112	Land to rear of Newton	More sustainable
Site 3162	Rear of Darley House, The Street	More sustainable
Site 3377	Land at Green Lane	More sustainable
Kington St Michael		
Site 797	Manor Farm	Rejected
Yatton Keynell		
Site 474b	Land adjacent to The Old Forge, The Street	More sustainable

10 Wiltshire Council (June 2017). *Sustainability Appraisal*

11 Wiltshire Council (June 2017). *Sustainability Appraisal*

SHLAA ref	Site name	Outcome after Stage 3
Site 482	Land East of Farrells Field	More sustainable
Site 643	Land at Littlemead Farm	Rejected

Sites rejected at Stage 3

5.19 Table 6.5 below shows that two sites were rejected at Stage 3 together with the main reasons.

Table 5.5 SHLAA sites rejected at the end of Stage 3 in the Chippenham Community Area Remainder

SHLAA ref	Site name	Reasons for rejecting at Stage 3
Kington St Michael		
Site 797	Manor Farm	<ul style="list-style-type: none"> Given the major adverse effects associated with the Conservation Area, the site should not be considered further in the site selection process.
Yatton Keynell		
Site 643	Land at Littlemead Farm	<ul style="list-style-type: none"> Given the major adverse effects associated with access and footpaths, the site should not be considered further in the site selection process.

Sites taken forward

5.20 Table 6.6 below shows sites taken forward to the next stage of the site selection process.

Table 5.6 Sites taken forward after Stage 3 in the Chippenham Community Area Remainder

SHLAA ref	Site name
Hullavington	
Site 689	Land directly behind Gardeners Drive
Site 690	Land adjacent North of the Primary School
Site 1112	Land to rear of Newton
Site 3162	Rear of Darley House, The Street
Site 3377	Land at Green Lane
Yatton Keynell	
Site 474b	Land adjacent to The Old Forge, The Street
Site 482	Land East of Farrells Field

5.21 Appendix B highlights SHLAA sites removed after Stage 3 of the site selection process.

Stage 4a: Selection of preferred sites

5.22 The purpose of this stage, which involves five steps, is to select those SHLAA sites that should be site allocations. The 'more sustainable' sites (site options), resulting from the assessment in Stage 3, are individually assessed in more detail for suitability and fit with area strategy (steps 1-4). The conclusion selects preferred sites (step 5)⁽¹²⁾.

5.23 Of the nine sites considered in stage 3, two were rejected whilst all the others were identified as 'more sustainable' sites (site options). Given the number of 'more sustainable' sites and their respective potential capacities (approx. 340 dwellings) when considered against the remaining requirement for the Chippenham Community Area Remainder (138 dwellings), only sites with the least moderate adverse effects were considered. Consequently sites 3162 (rear of Darley House, The Street, Hullavington) and 474b (land adjacent to The Old Forge, The Street, Yatton Keynell) were not considered further in this stage.

5.24 **Appendix G** contains the assessment criteria and output from Stage 4a of the site selection process for the Chippenham Community Area Remainder. This includes and a maximum dwelling capacity for the preferred sites identified for allocation, as well as identifying particular considerations connected to each site that should be referred to by the Plan.

5.25 *Table 6.7* below shows the site options considered at Stage 4a.

Table 5.7 Site options considered in more detail at Stage 4a in the Chippenham Community Area Remainder

SHLAA ref	Site name	SHLAA capacity
Hullavington		
Site 689	Land directly behind Gardeners Drive	36
Site 690	Land adjacent North of the Primary School	86
Site 1112	Land to rear of Newton	24
Site 3377	Land at Green Lane	156
Yatton Keynell		
Site 482	Land East of Farrells Field	31
TOTALS		333

Sites removed after Stage 4a

5.26 *Table 6.8* below shows the sites options removed after Stage 4a.

Table 5.8 Site options in the Chippenham Community Area Remainder removed after Stage 4a

SHLAA ref	Site name	Reasons why site removed after Stage 4a
Hullavington		

SHLAA ref	Site name	Reasons why site removed after Stage 4a
Site 689	Land directly behind Gardeners Drive	<ul style="list-style-type: none"> It is considered that the smaller site options would seem to have less overall sustainability benefit than the larger site options (690 and 3377). Access to Site 689 would be through a residential area and relatively remote from the village.
Site 1112	Land to rear of Newton	<ul style="list-style-type: none"> It is considered that the smaller site options would seem to have less overall sustainability benefit than the larger site options (690 and 3377). Scope for the development of Site 1112 would be limited by the need to protect and enhance the significance and setting of the Listed Baptist Chapel. In addition, development would give rise to detrimental impact on the landscape and open farmland which provide a natural context for the site and character of the area more generally.
Site 3377	Land at Green Lane	<ul style="list-style-type: none"> Although it is considered that allocation of one of the larger sites in Hullavington (sites 690 and 3377) are preferred above all other options, site 3377 is considered incapable of supporting a safe and therefore suitable access arrangement.

Preferred sites

5.27 Table 6.9 below shows the preferred sites identified for allocation and the revised capacity following the consideration of necessary mitigation measures and the need to reduce the net developable area.

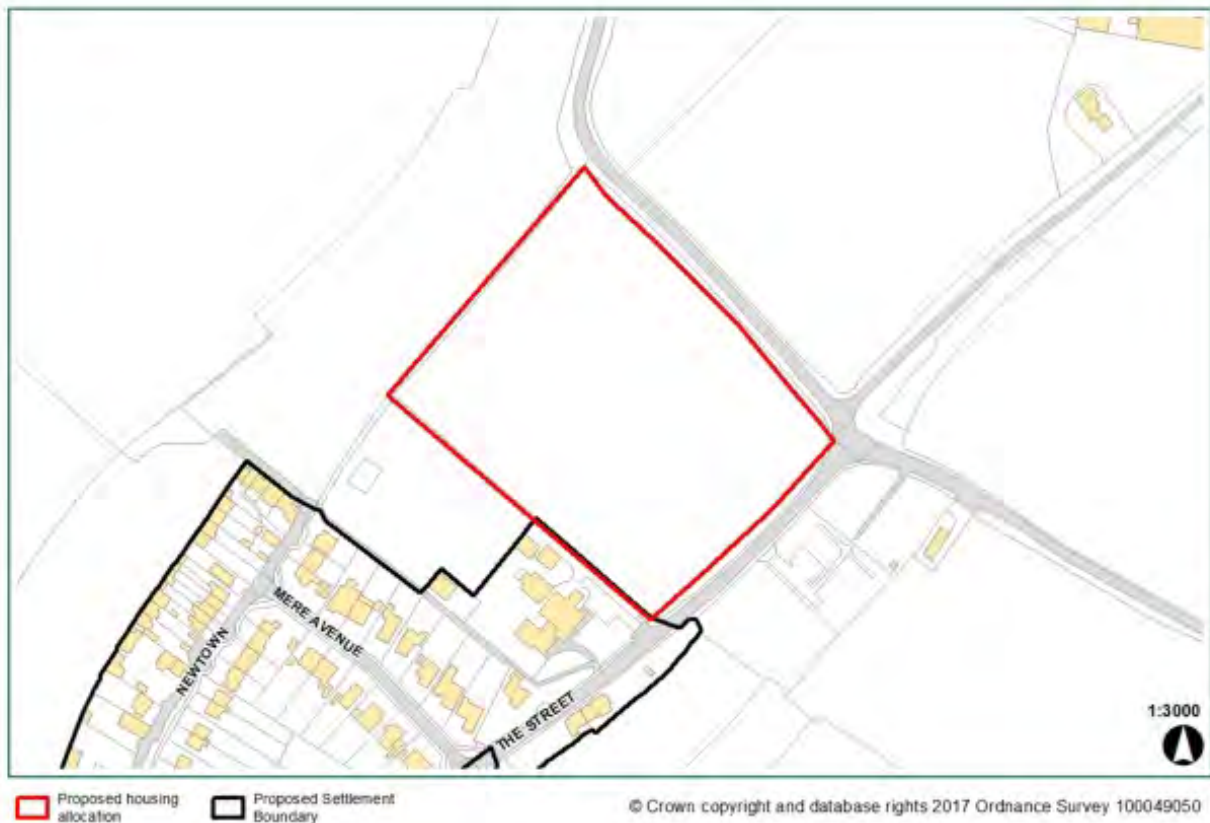
Table 5.9 Preferred sites in the Chippenham Community Area Remainder

SHLAA ref	Site name	Capacity
Hullavington		
Site 690	Land adjacent to the Primary School	50
Yatton Keynell		
Site 482	Land East of Farrells Field	30
TOTAL:		80

5.28 Two available, achievable and deliverable sites are identified for allocation in Hullavington and Yatton Keynell. These two preferred sites can together accommodate around 80 dwellings. It is anticipated that the remainder of the indicative housing requirement will be met by emerging neighbourhood plans. Additionally, it can also be expected that there will be a number of minor infill and re-development schemes. The following paragraphs set out the justification for their allocation.

Site 690 - Land adjacent to the Primary School, Hullavington

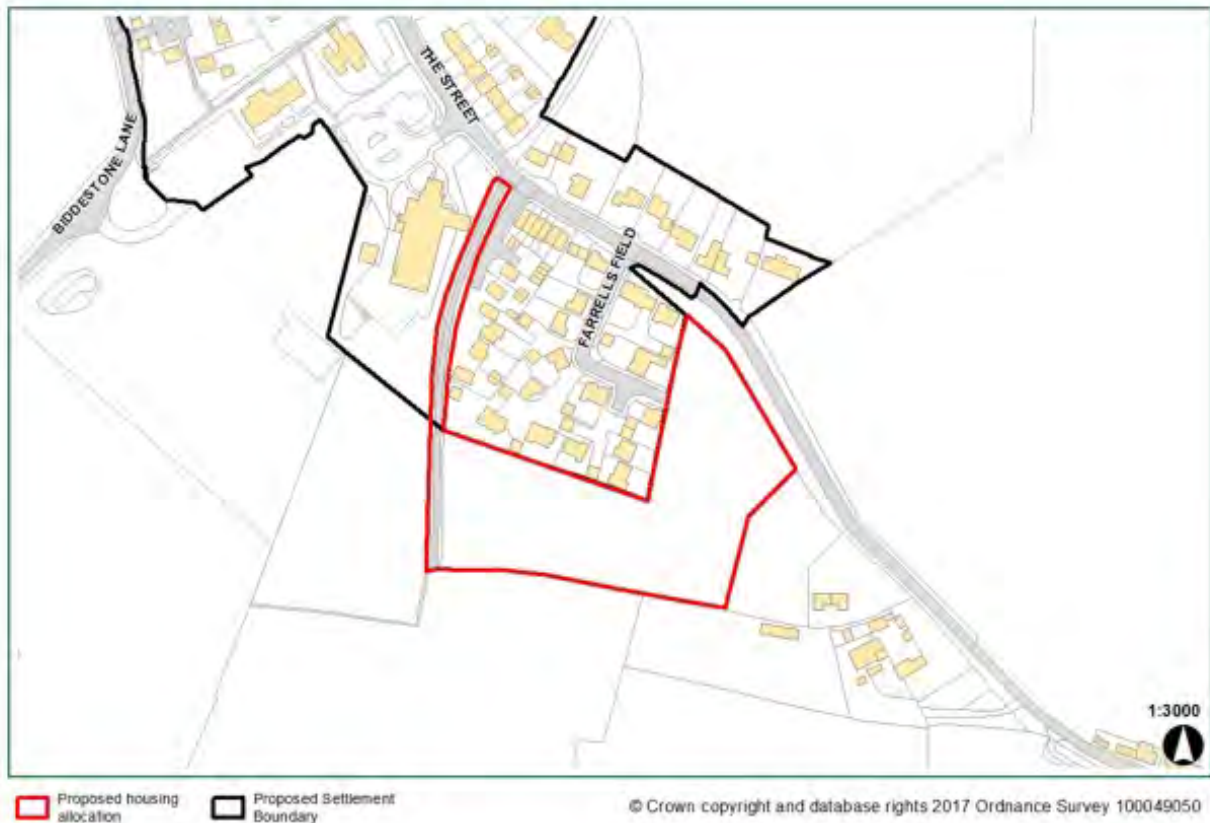
Figure 5.1 Site 690 - Land adjacent to the Primary School, Hullavington



- 5.29** Land adjacent to the Primary School Hullavington is allocated for the development of approximately 50 dwellings. It is in a location that has the capacity to accommodate change from an environmental and landscape perspective, and could be assimilated into the existing built form, whilst positively conserving and enhancing the village-edge setting. The site is in an accessible and sustainable location served by existing highways infrastructure.
- 5.30** The development of approximately 50 dwellings would make a significant contribution towards the indicative housing requirements of the Chippenham Community Area Remainder. In addition, it would provide for a new classroom for the primary school and a significant number of affordable housing units, thereby helping to address local needs.

Site 482 - Land east of Farrells Field, Yatton Keynell

Figure 5.2 Site 482 - Land east of Farrells Field, Yatton Keynell



- 5.31** Land East of Farrells Field, Yatton Keynell is allocated for the development of approximately 30 dwellings. It is in a location that has the capacity to accommodate change from an environmental, heritage and landscape perspective, and could assimilate into the existing built form, whilst positively conserving and enhancing the village-edge setting. The site is in an accessible and sustainable location served by existing highways infrastructure.
- 5.32** The development of approximately 30 dwellings would make a moderate contribution towards the indicative housing requirements of the Chippenham Community Area Remainder. In addition, it would provide a significant number of affordable housing units, thereby helping to address local needs.
- 5.33** **Appendix B** highlights SHLAA sites removed after Stage 4a of the site selection process and preferred sites identified for allocation.

6. Conclusions

Chippenham town

- 6.1 This paper focuses on the site selection process and settlement boundary review for only those settlements within the Chippenham Community Area Remainder given the allocations at Chippenham through the adopted CSAP.

Chippenham Community Area Remainder

- 6.2 There is an indicative residual housing requirement of 138 dwellings at Chippenham Community Area Remainder. *Table 7.1* below shows the two preferred sites that have been identified for allocation.

Table 6.1 Preferred sites at Chippenham Community Area Remainder

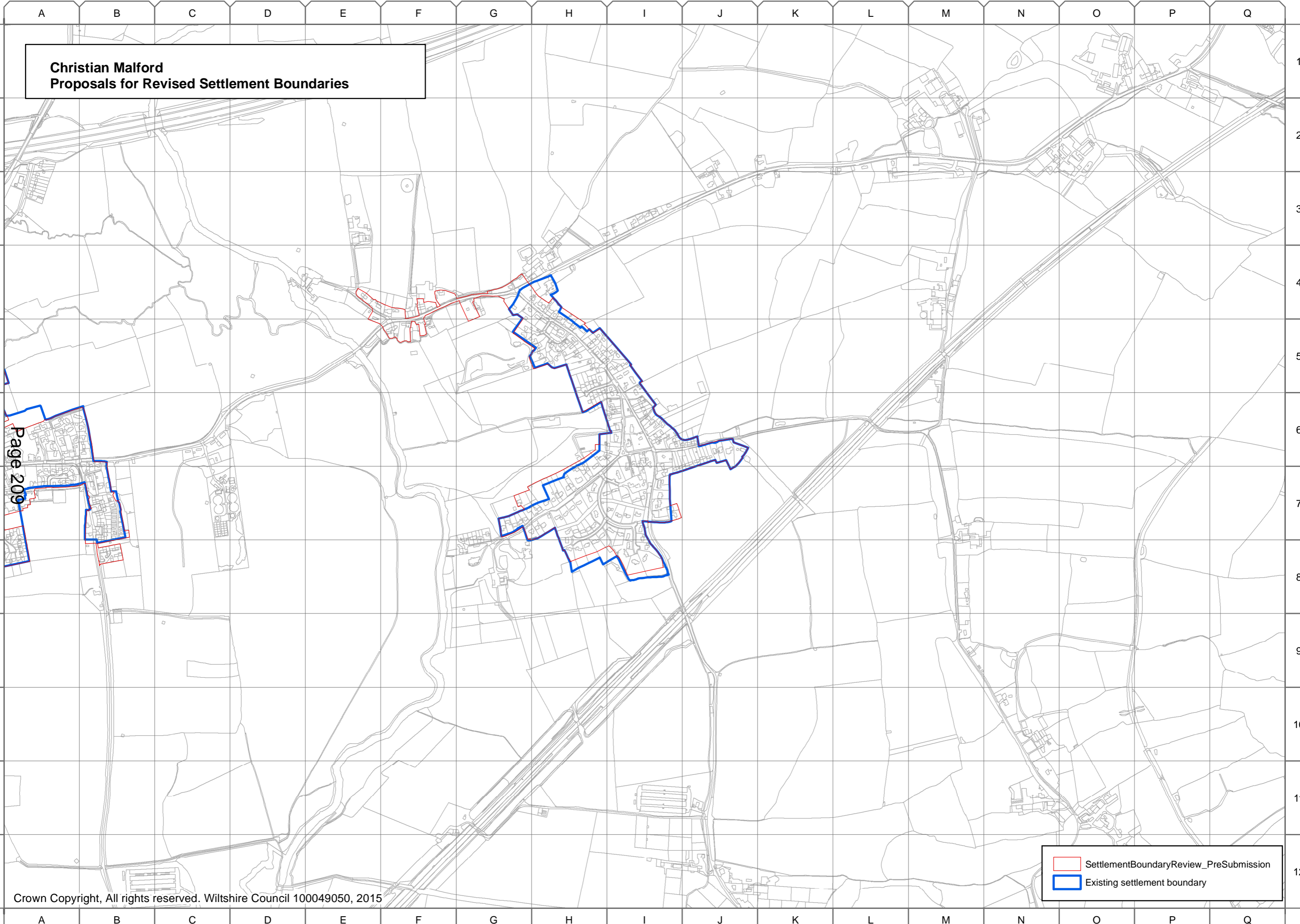
SHLAA ref	Site name	Approximate dwelling capacity
Hullavington		
690	Land adjacent to the Primary School	50
Yatton Keynell		
482	Land East of Farrells Field	30
TOTAL:		80

Settlement Boundary Review



- 6.3 The Plan has reviewed the settlement boundaries of the following settlements within the Chippenham Community Area Remainder:
- Christian Malford
 - Hullavington
 - Kington St. Michael
 - Sutton Benger, and
 - Yatton Keynell
- 6.4 No settlements in the Chippenham Community Area Remainder are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

Appendix A: Proposals for revised settlement boundaries

**Christian Malford
Proposals for Revised Settlement Boundaries**



Page 209

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

Christian Malford

A.1 The preceding map of Christian Malford illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹³⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Christian Malford Settlement Boundary

Map Grid Reference (14)	Proposed Amendments
G7, H7, H6 (S)	Amendment to include community facilities which primarily relate to the settlement and to include curtilages of properties that have limited capacity to extend the built form of the settlement.
H4 (S), H5	Amend boundary to include development and curtilages of properties that have limited capacity to extend the built form of the settlement.
H4	Amend boundary to exclude employment land on the edge of the large village.
I7	Amendment to include residential development that is physically related to the settlement.
H8, I8	Amend boundary to exclude curtilages of properties that relate more closely to the open countryside.
E4, F4, F5, G4, H4	Amend boundary to include areas of built residential development physically related to the settlement.

13 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*

14 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'

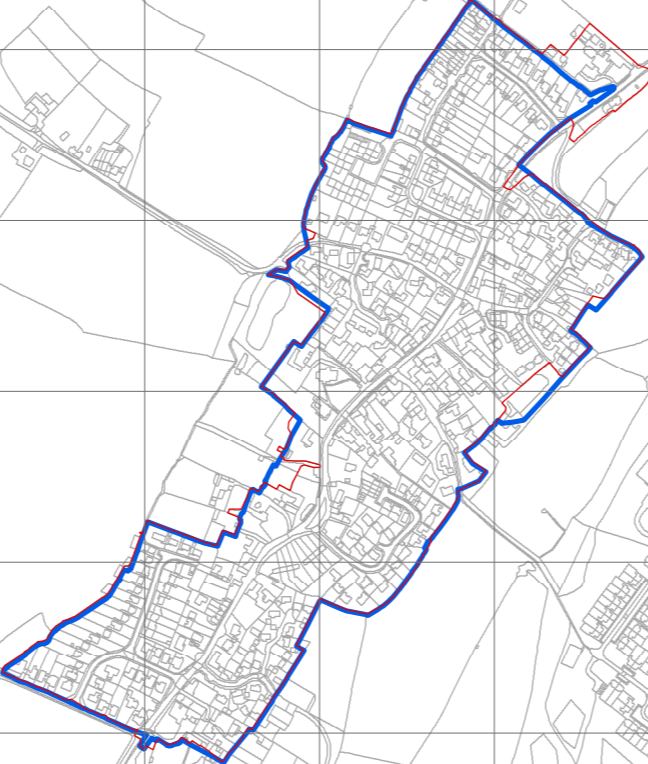
A B C D E F G H I J K L M N O P Q



1
2
3
4
5
6
7
8
9
10
11
12

**Hullavington
Proposals for Revised Settlement Boundaries**

1
2
3
4
5
6
7
8
9
10
11
12

Page 211



	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Hullavington

A.2 The preceding map of Hullavington illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁵⁾. The grid reference numbers are those used on the map overleaf.

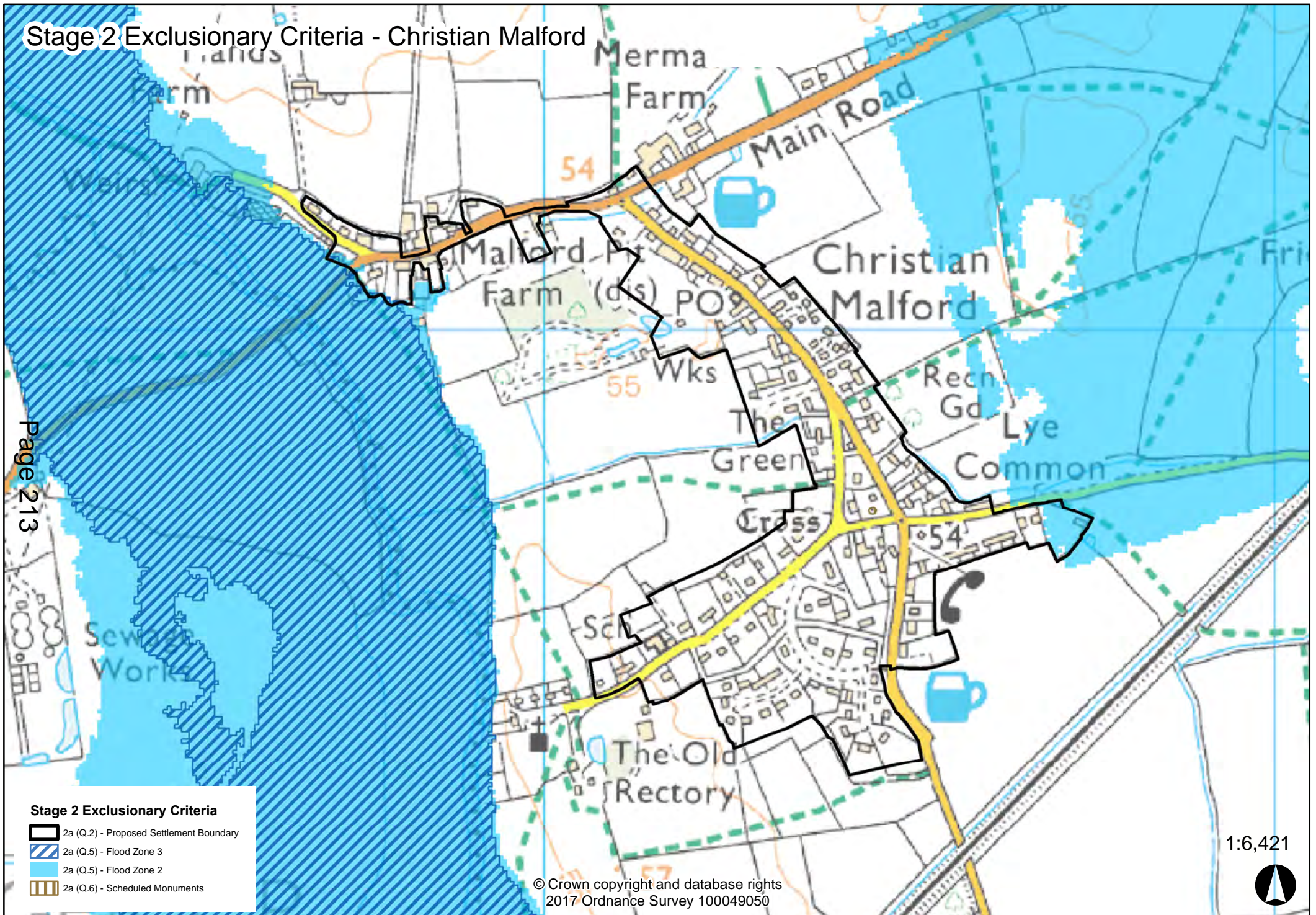
Table A.2 Proposed Amendments to Hullavington Settlement Boundary

Map Grid Reference	Proposed Amendments
H7	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and to remove area of land more closely related to the open countryside.
J4, J5	Amend boundary to include community facilities development (i.e. school) that is physically related to the settlement.
J5	Amend boundary to include residential development that is physically related to the settlement and to follow but not include clearly defined physical feature – the road.
J6, J7	Amend boundary to remove area of land more closely related to the countryside.

15 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*

Stage 2 Exclusionary Criteria - Christian Malford

Page 213



Kington St Michael

A.3 The preceding map of Kington St Michael illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁶⁾. The grid reference numbers are those used on the map overleaf.

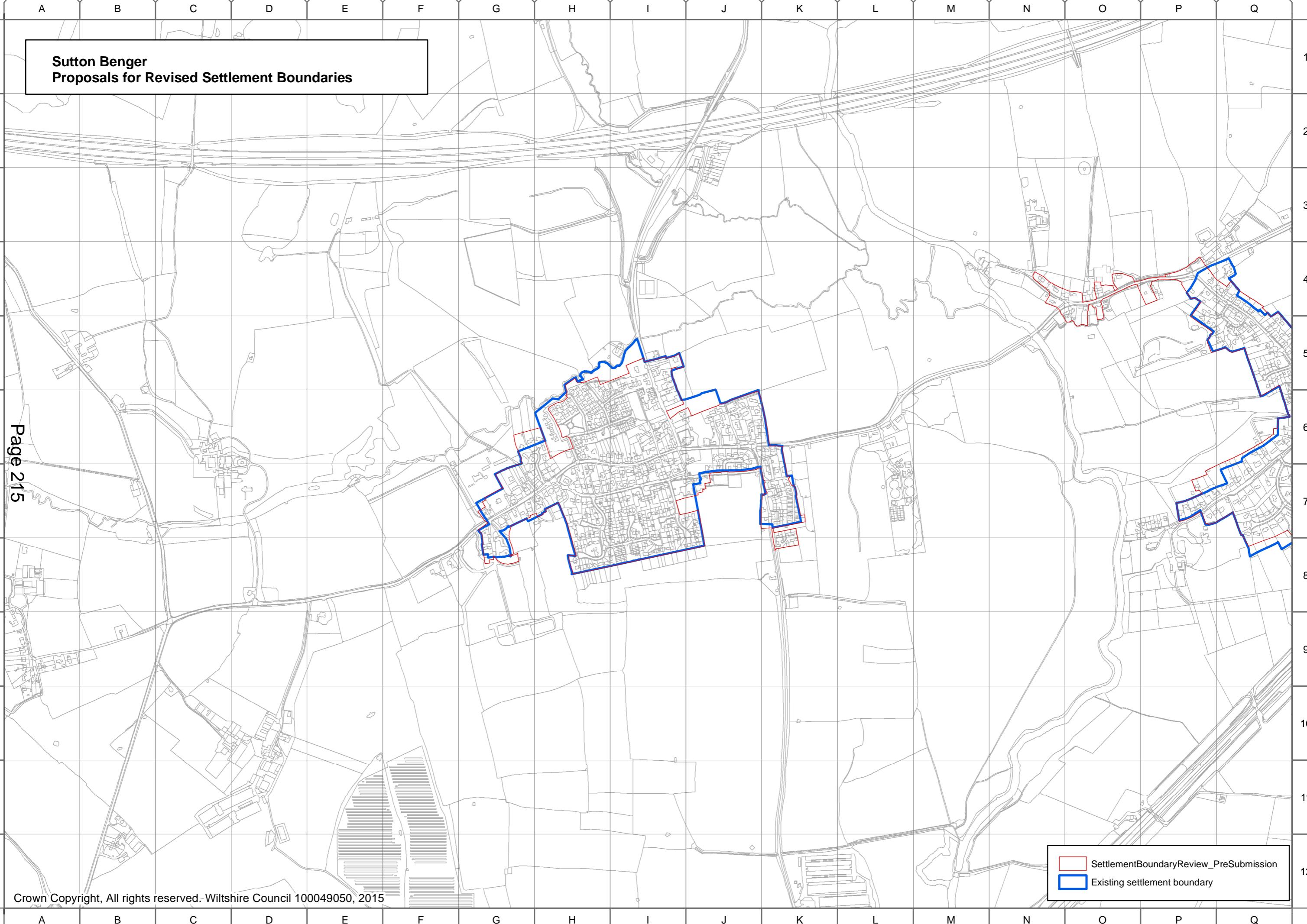
Table A.3 Proposed Amendments to Kington St Michael Settlement Boundary



Map Grid Reference ⁽¹⁷⁾	Proposed Amendments
I7	Amend boundary to exclude employment land and amenity space at the edge of settlement and land that more closely relates to the countryside.
I6	Amend boundary to exclude area of land that more closely relates to the countryside.
H6, H5	Amend boundary to follow clearly defined physical features.
H4	Amend boundary to exclude curtilage with the capacity to extend the built form of the settlement and that primarily relates to the countryside.
H4 (E)	Amend boundary to follow defined physical features, including curtilages of properties more closely related to the settlement.
I6 (NE), I5	Amend boundary to include curtilages of properties that have limited capacity to extend the built form of the settlement.
J7	Amend boundary to exclude area of land that more closely relates to the countryside and has the capacity to extend the built form of the settlement.

16 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*

17 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'

**Sutton Benger
Proposals for Revised Settlement Boundaries**



	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

Sutton Benger

A.4 The preceding map of Sutton Benger illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.4* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁸⁾. The grid reference numbers are those used on the map overleaf.

Table A.4 Proposed Amendments to Sutton Benger Settlement Boundary

Map Grid Reference (19)	Proposed Amendments
G8, G7 (S)	Amend boundary to take into account built residential development and curtilages of properties that do not have the capacity to extend the built form of the settlement.
G7 (W)	Amend boundary to exclude area of land more closely related to the countryside and to follow clearly defined features – curtilages of properties.
G6	Amendment to take into account area of built residential development physically related to the settlement.
H6	Amend boundary to follow defined features – curtilages of properties.
H5, H6 (NE), I6 (N), I5	Amend boundary to remove parcel of land more closely related to the countryside.
I6 (E)	Amend boundary to remove parcel of land more closely related to the countryside.
K7	Amendment to boundary to follow but not include clearly defined physical feature – the road.
K7 (S)	Amend boundary to include curtilages of properties that do not have the capacity to extend the built form of the settlement and to follow clearly defined physical features.
K8, K7	Amend boundary to include area of built residential development physically related to the settlement.
J7 (N)	Amend boundary to include community facility development physically related to the settlement.
J7 (W), I7 (E)	Amend boundary to exclude recreational space at the edge of settlement that primarily relates to the countryside.

18 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*

19 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'

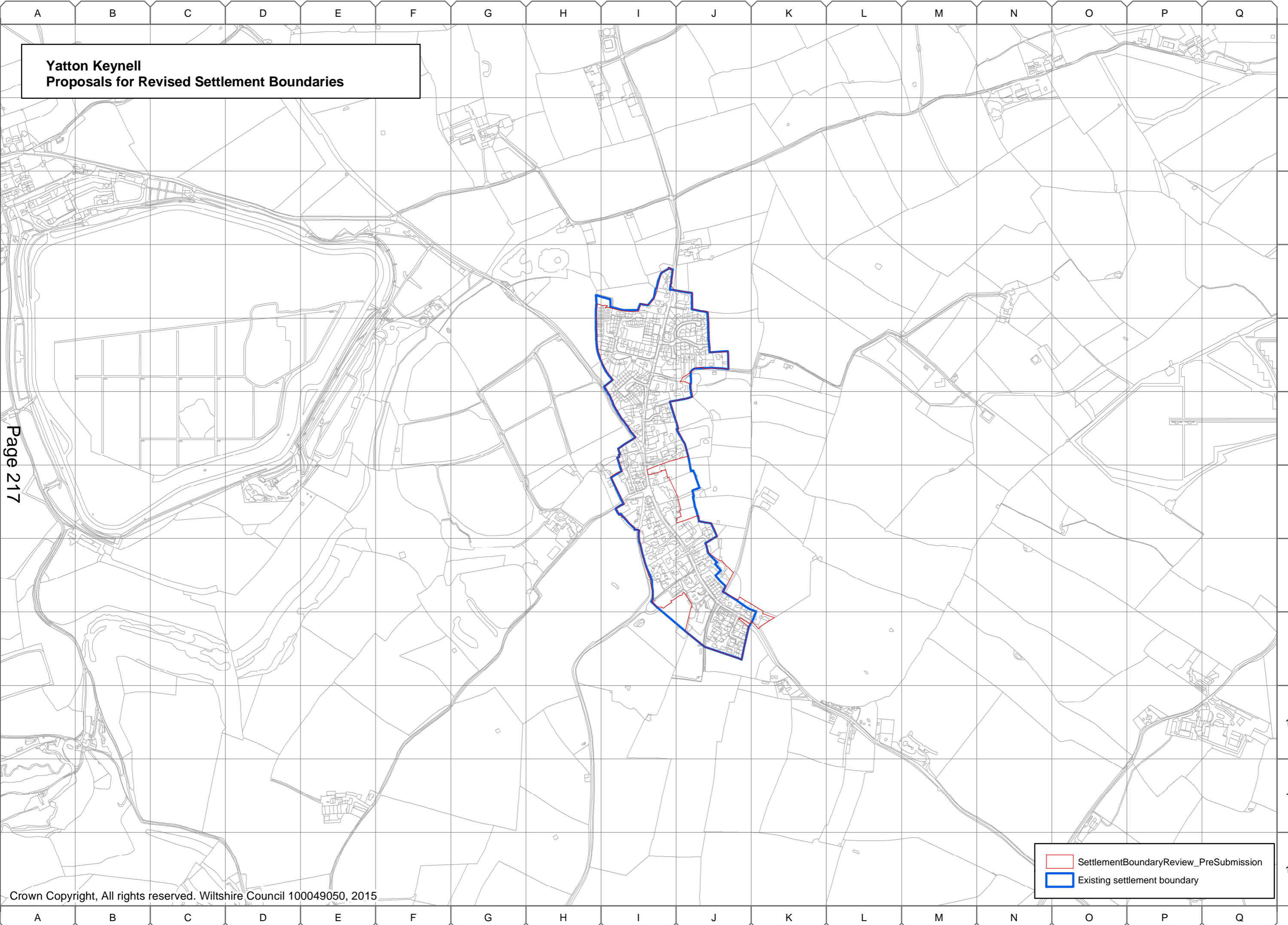
A B C D E F G H I J K L M N O P Q



1
2
3
4
5
6
7
8
9
10
11
12

**Yatton Keynell
Proposals for Revised Settlement Boundaries**

1
2
3
4
5
6
7
8
9
10
11
12

Page 217



	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Yatton Keynell

A.5 The preceding map of Yatton Keynell illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.5* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²⁰⁾. The grid reference numbers are those used on the map overleaf.

Table A.5 Proposed Amendments to Yatton Keynell Settlement Boundary

Map Grid Reference (21)	Proposed Amendments
J9 (NW), J8 (SW), I8 (SE)	Amend boundary to exclude area of land more closely related to the countryside.
I4, H4	Amend boundary to exclude area of land more closely related to the countryside.
J5	Amend boundary to exclude area of land more closely related to the countryside.
I6, I7, J7	Amend boundary to exclude curtilages of properties with the capacity to substantially extend the built form of the settlement and are more closely related to the countryside.
J8	Amend boundary to include area of built residential development physically related to the settlement.
J8 (S), K9	Amend boundary to include area of built residential and curtilages of properties that do not have the capacity to extend the built form of the settlement.

20 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*

21 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'

Appendix B: SHLAA sites considered during the site selection process

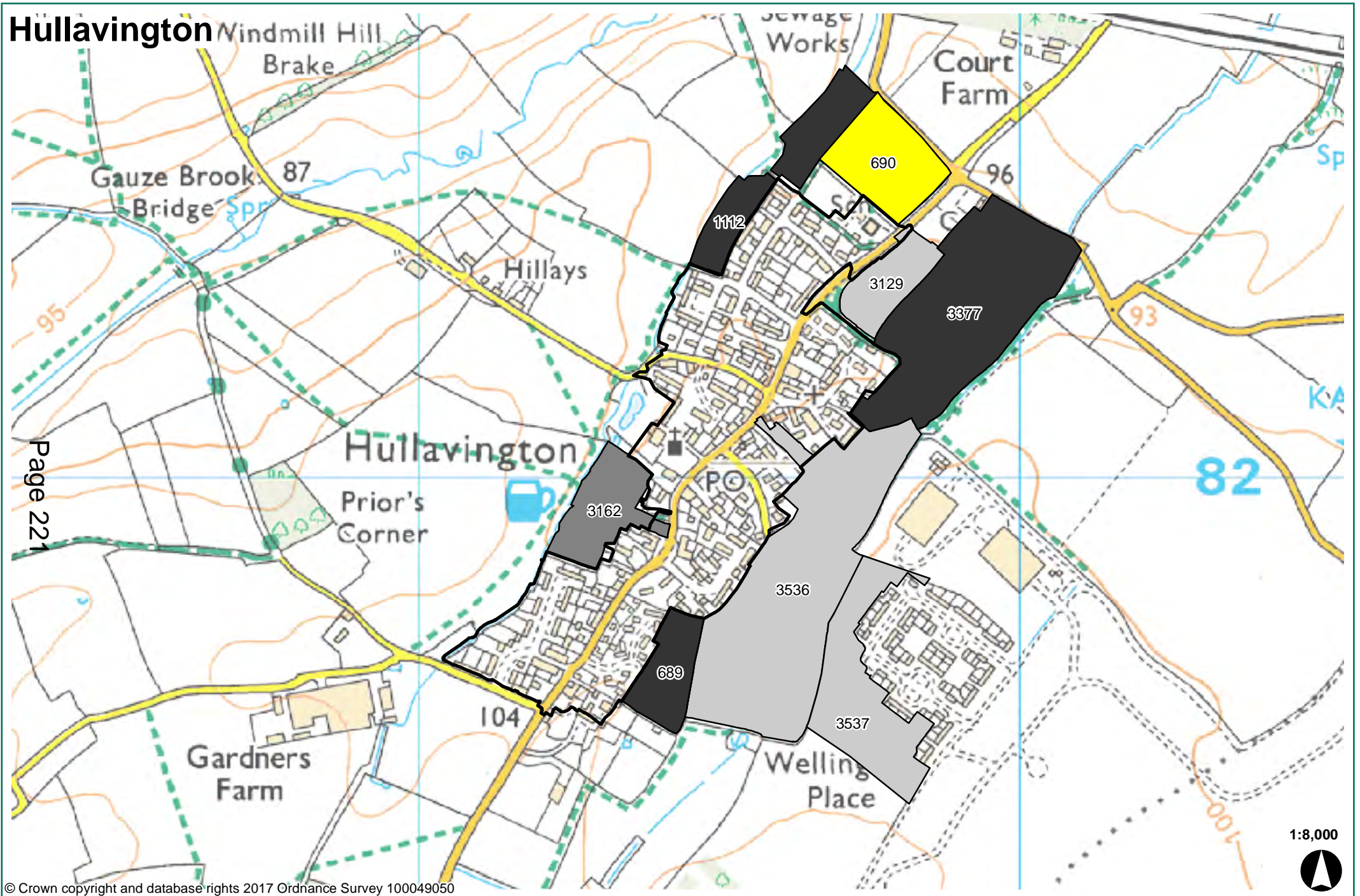
Christian Malford



Page 220

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Hullavington

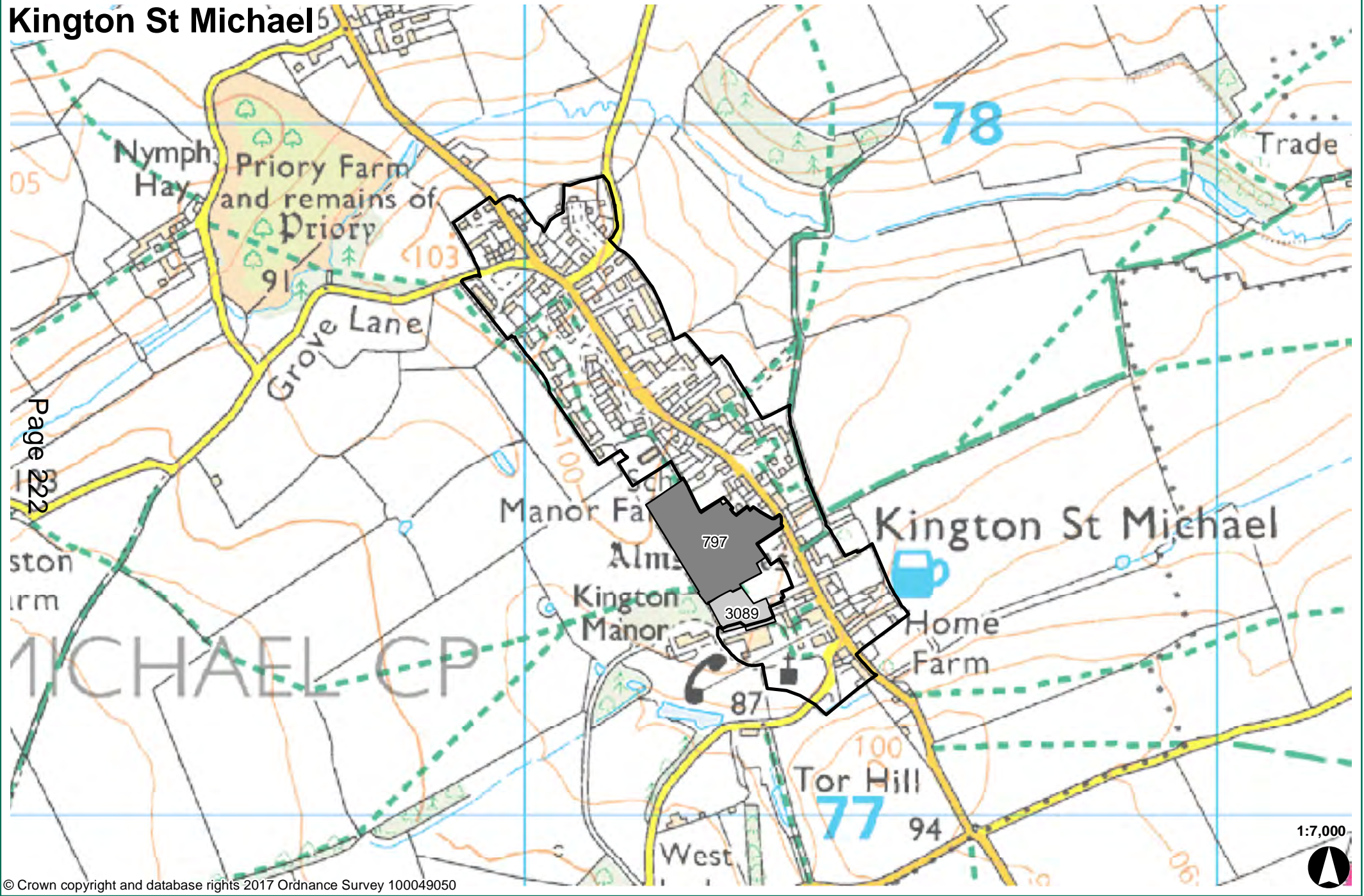


Page 221

© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Kington St Michael



Page 222

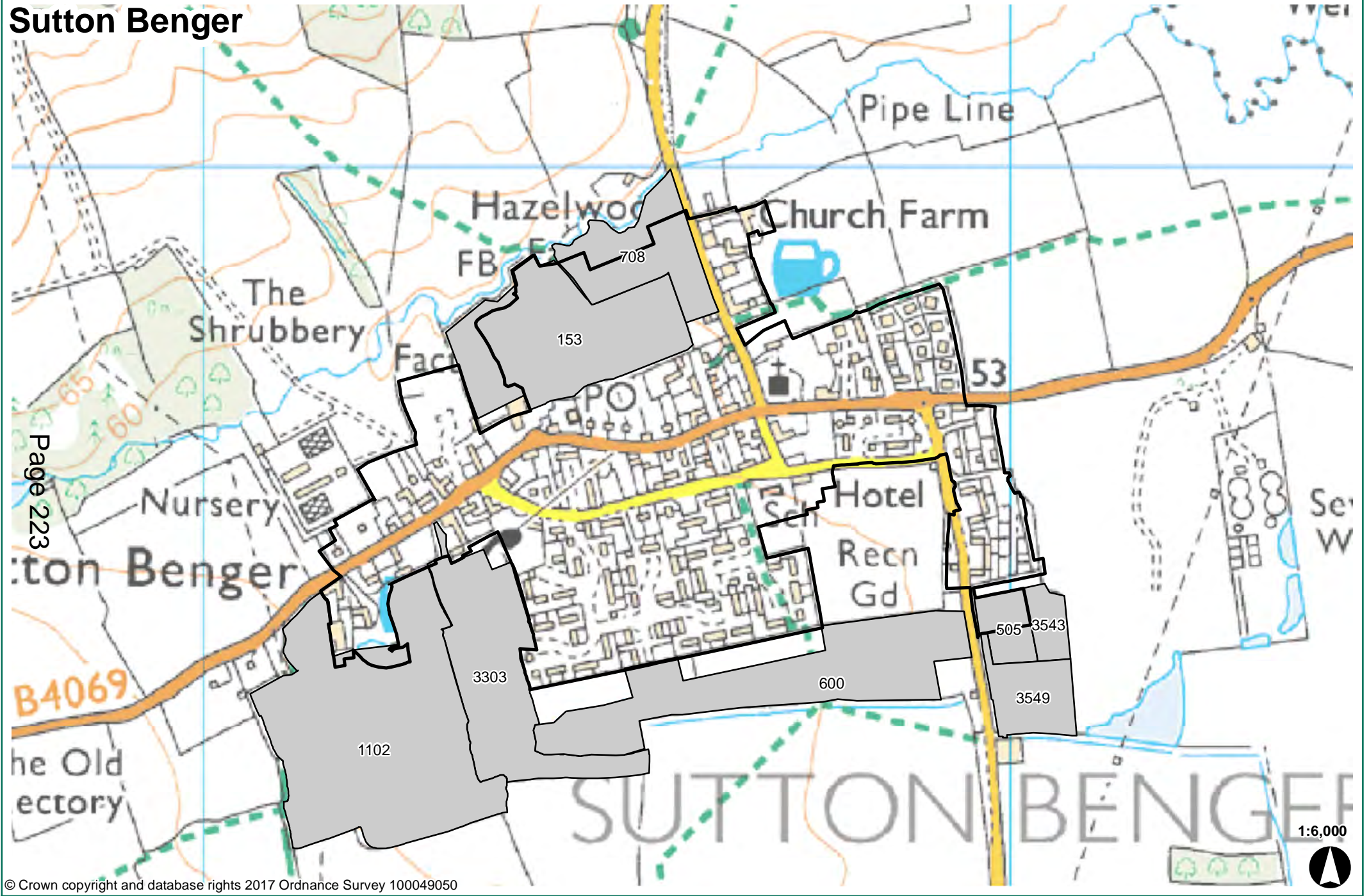
© Crown copyright and database rights 2017 Ordnance Survey 100049050

1:7,000



- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Sutton Benger

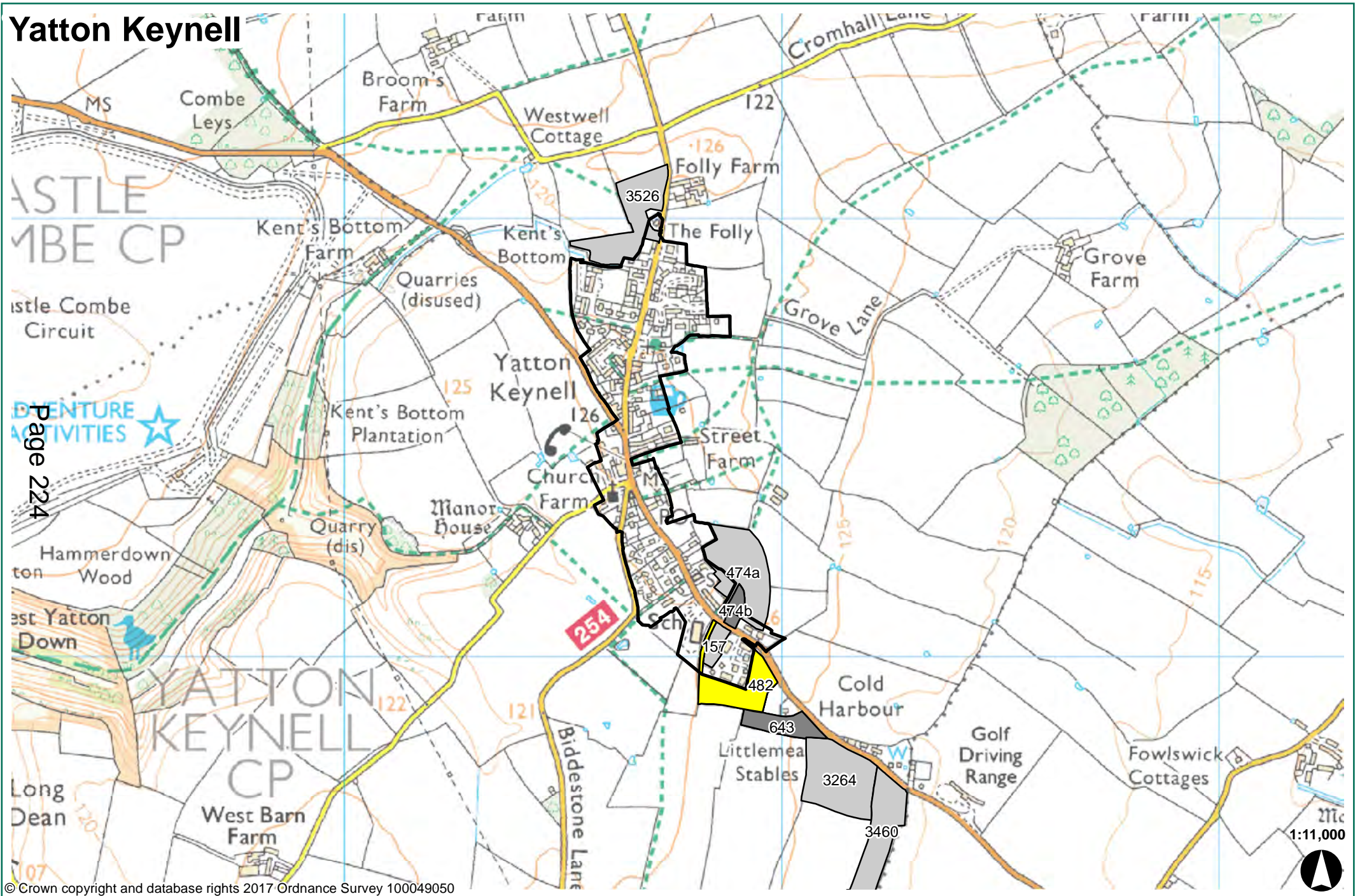


Page 223

© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Yatton Keynell



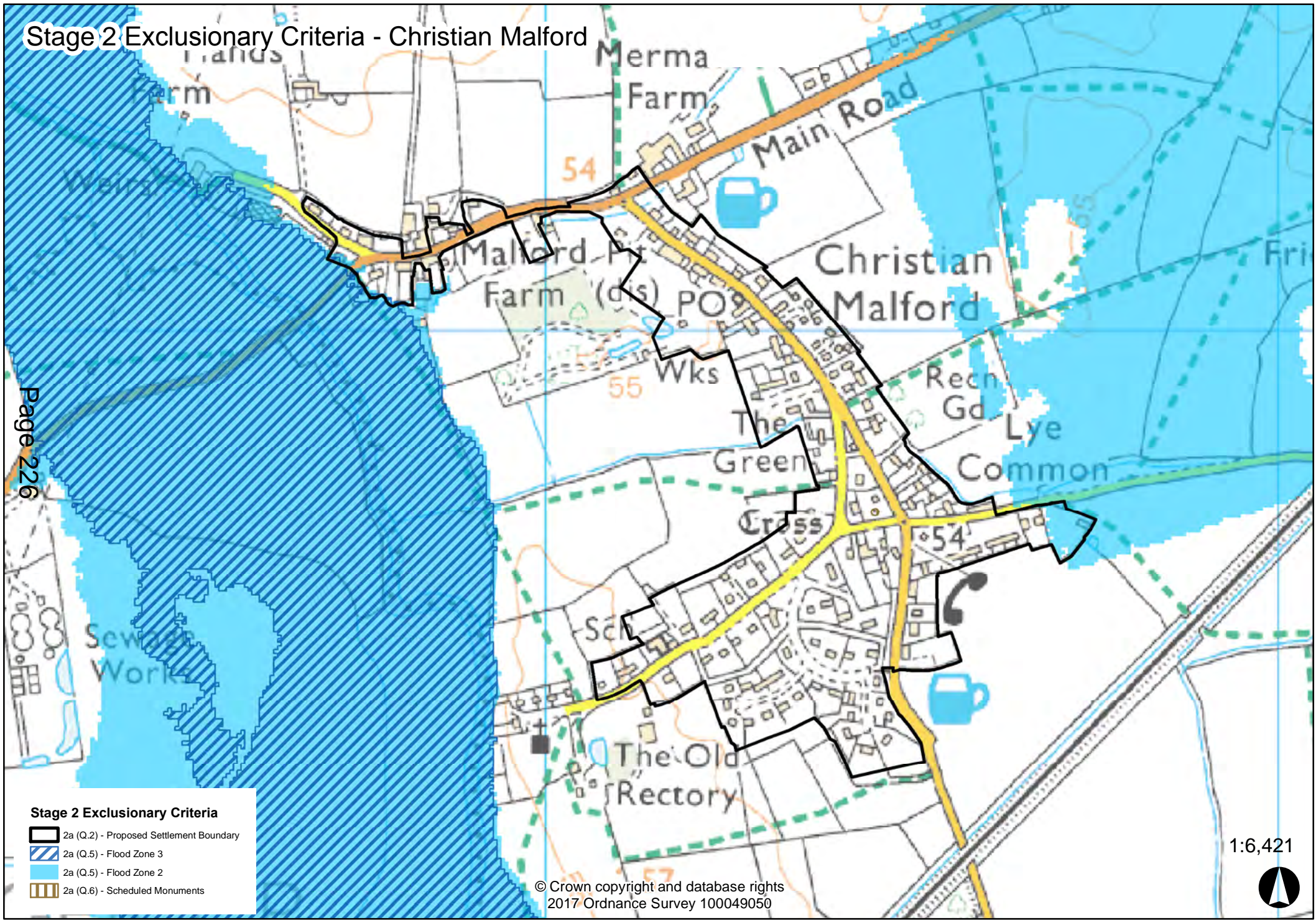
Page 224

© Crown copyright and database rights 2017 Ordnance Survey 100049050

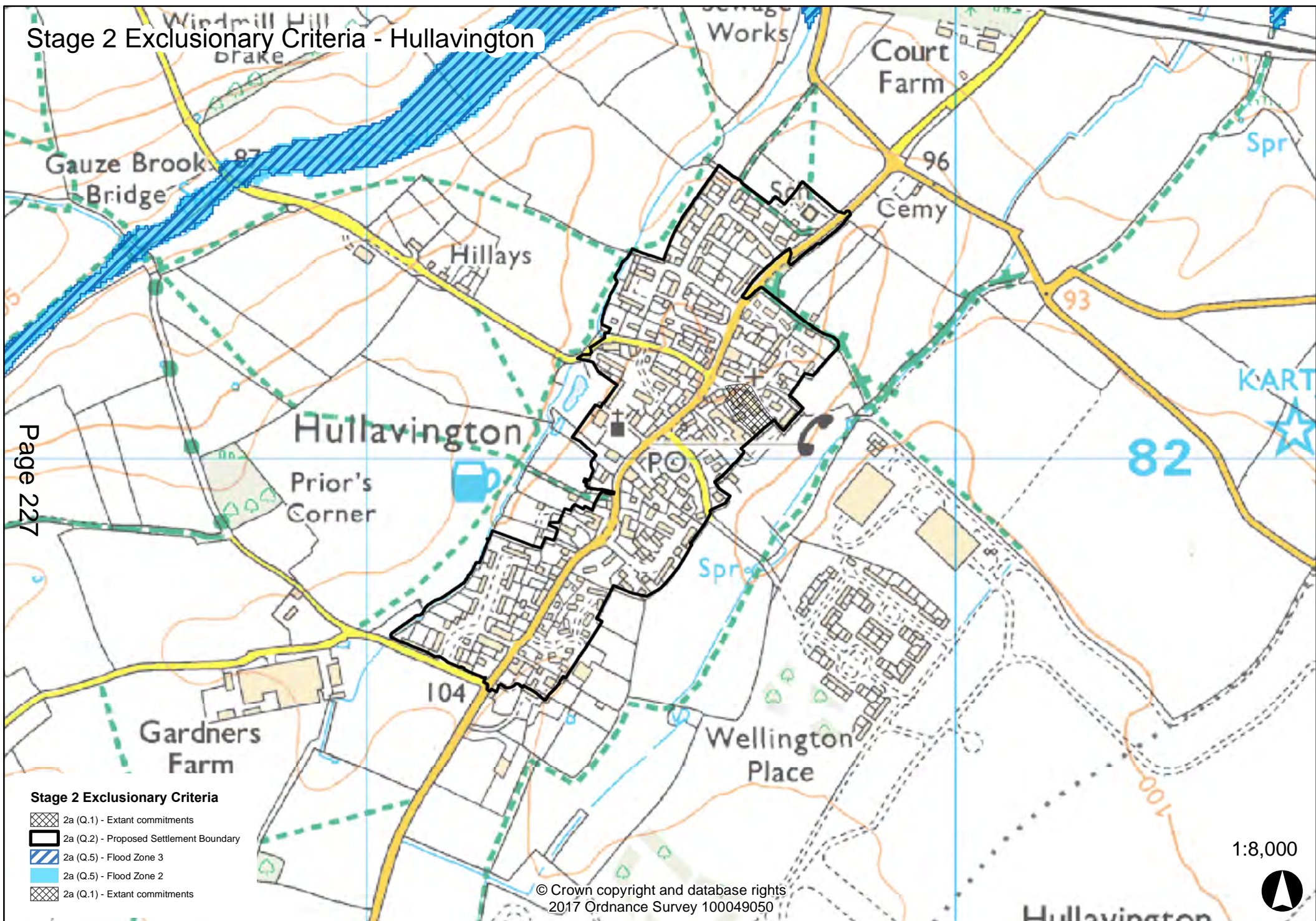
- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Appendix C: Exclusionary criteria considered at Stage 2a of the site selection process

Stage 2 Exclusionary Criteria - Christian Malford

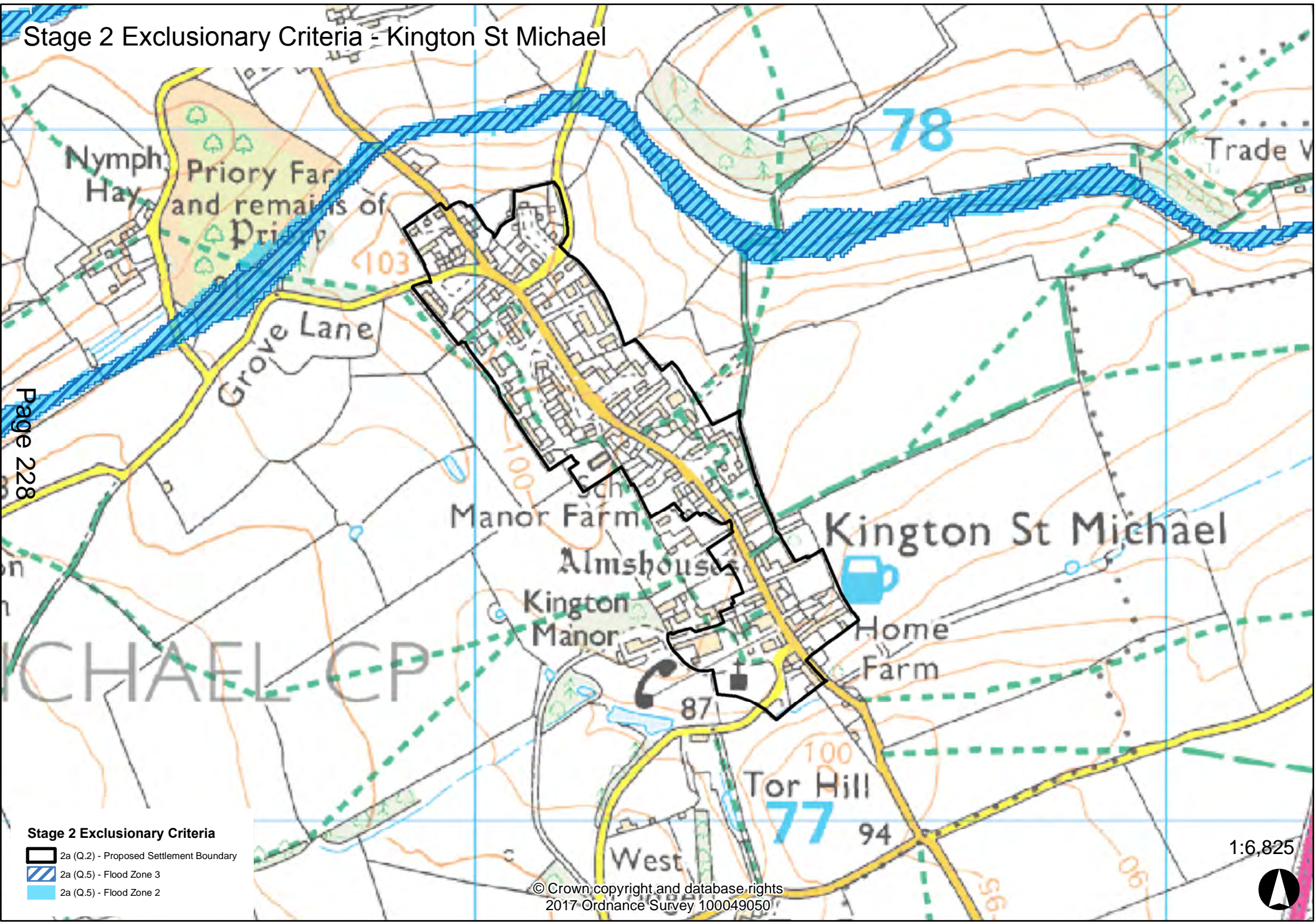





Stage 2 Exclusionary Criteria - Hullavington



Stage 2 Exclusionary Criteria - Kington St Michael

Page 228



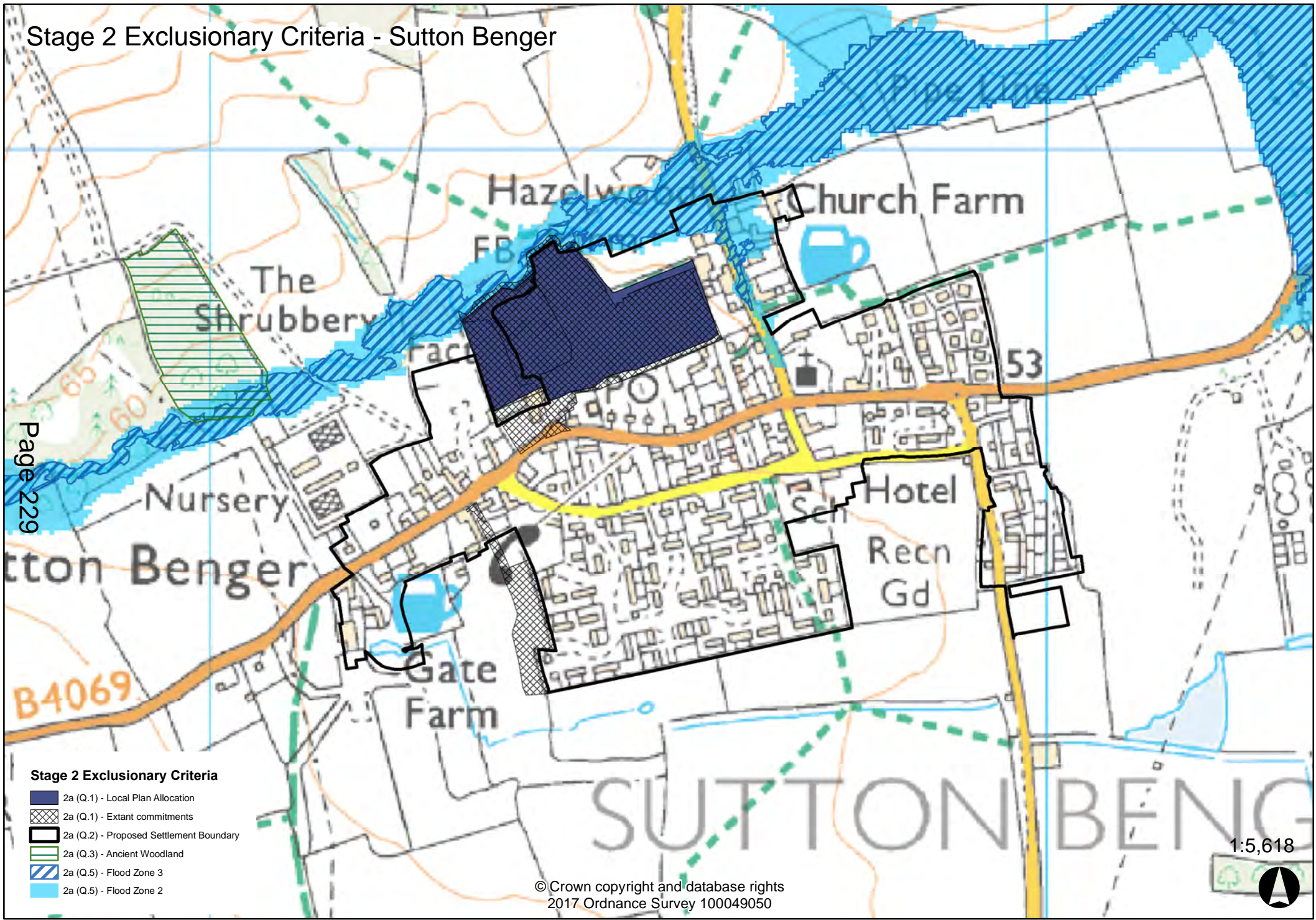
- Stage 2 Exclusionary Criteria**
-  2a (Q.2) - Proposed Settlement Boundary
 -  2a (Q.5) - Flood Zone 3
 -  2a (Q.5) - Flood Zone 2

© Crown copyright and database rights
2017 Ordnance Survey 100049050

1:6,825



Stage 2 Exclusionary Criteria - Sutton Benger



Page 229

- Stage 2 Exclusionary Criteria**
- 2a (Q.1) - Local Plan Allocation
 - 2a (Q.1) - Extant commitments
 - 2a (Q.2) - Proposed Settlement Boundary
 - 2a (Q.3) - Ancient Woodland
 - 2a (Q.5) - Flood Zone 3
 - 2a (Q.5) - Flood Zone 2

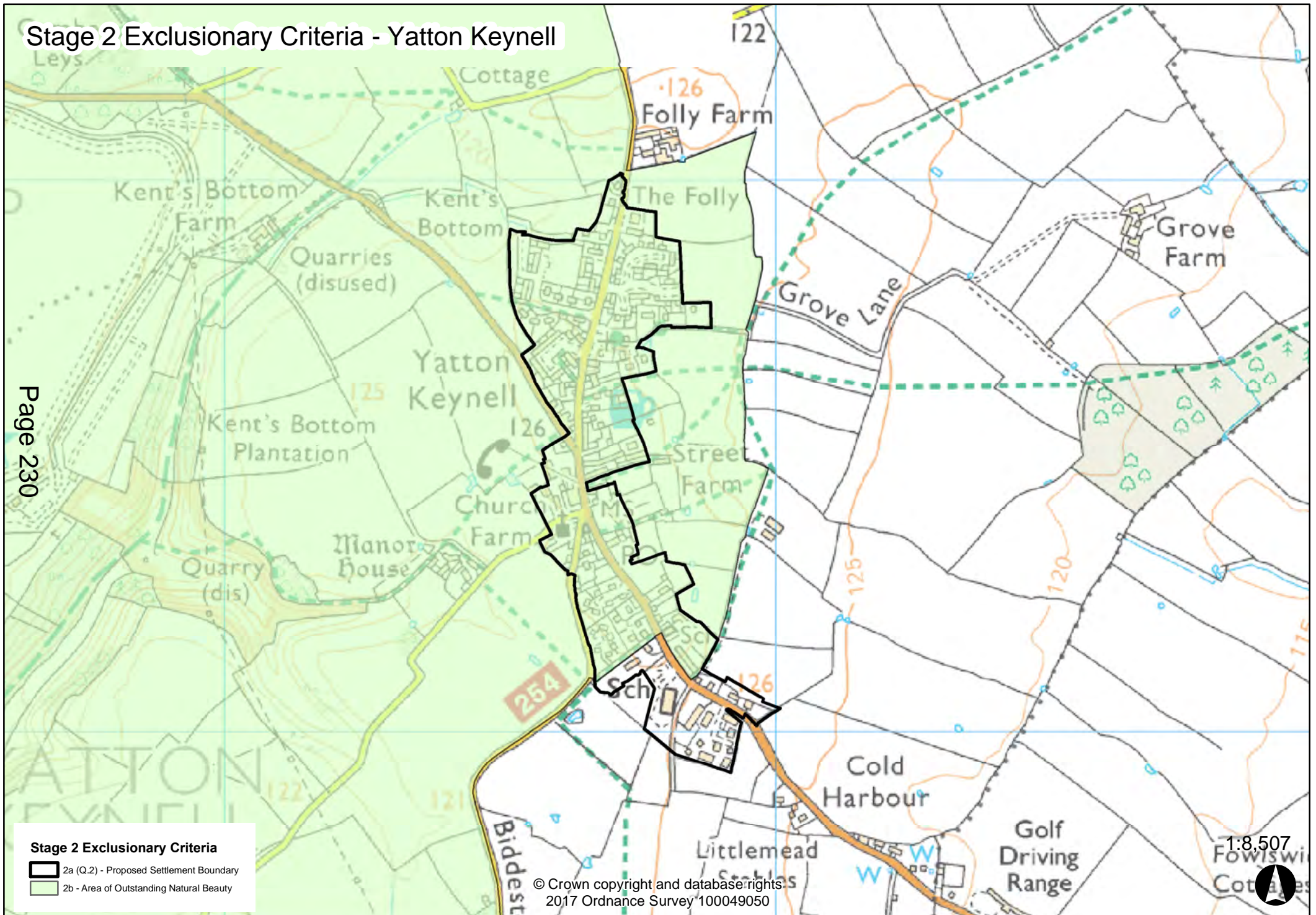
© Crown copyright and database rights
2017 Ordnance Survey 100049050

1:5,618



Stage 2 Exclusionary Criteria - Yatton Keynell

Page 230



Appendix D: Assessment criteria and output from Stage 2a of the site selection process

Table D.1 Stage 2a colour grading

Red	Green
Absolute exclusionary criteria associated with this site. Exclude this site from further appraisal.	Site has the potential to be suitable for allocation for residential development. Continue with discretionary appraisal.

Table D.2 Stage 2a exclusionary questions

Exclusionary questions
1. Is the SHLAA site fully or partly a commitment? Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?
2. Is the site fully or partly within the settlement boundary ⁽²²⁾ ?
3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)?
4. Is the site fully or partly within green belt?
5. Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)?

22 The approach to site selection and the relationship with the settlement boundary, both adopted and emerging, is described in Topic Paper 2: Site Selection Methodology

Table D.3 Stage 2a assessment for Chippenham Community Area Remainder

Area of search: Chippenham Community Area Remainder														
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria ⁽²³⁾						Remaining developable site capacity	Land available? Y/N ⁽²⁴⁾	Land developable? Y/N ⁽²⁵⁾	Consideration	Recommendation (take forward/ remove)	
			1	2	3	4	5	6						
Christian Malford														
466	Land off Church Lane (including Land at 1 The Green)	116	N	P	N	N	N	P	N	113	Y	Y	Partially within Flood Zone. Partially within settlement boundary. Exclusionary criteria not met, take forward for further consideration.	Take forward
627	Land at Station Road	10	Y										Detached from the settlement. Exclusionary criteria met, remove from further consideration.	Remove
688	Land on	15	N	N	N	N	N	N	N	14	Y	Y	Does not meet exclusionary criteria.	Take forward
706	Land at Station Road	41	Y	Y	N	N	N	N	N	16	U		Landowner did not respond to survey.	Remove

25 Y = Yes, N = No, P = Partly (Red), Y = Yes (Green), N = No (Red), U = Unknown (Red), M = In multiple ownership (Red) - unless any available land retains deliverability and viability i.e. access, >5 dwelling

24 Following Landowner Survey: Y = Yes (Green), N = No (Red), U = Unknown (Red), M = In multiple ownership (Red) - unless any available land retains deliverability and viability i.e. access, >5 dwelling site capacity

23 N = No (Green), P = Partly (Red), Y = Yes (Red)

Area of search: Chippenham Community Area Remainder

3248	Land to the east of Station Road	75	N	N	N	N	N	N	73	Y	N	Partially within Flood Zone 2. Whilst the remainder of the site is developable, there is insufficient point of vehicular access. Suitable access to the site would require crossing third party land.	Remove
3398	Land off Station Road	47	N	N	N	N	N	N	47	Y	N	It is not clear how direct vehicular access to this site is considered to be achievable or footway connection to the site. Access to the site would require crossing third party land.	Remove
3400	Land to North of B4069	78	N	N	N	N	N	N	78	Y	Y	Does not meet exclusionary criteria.	Take forward
3436	The Paddock, Malford Farmhouse	10	N	N	N	N	N	N	10	Y	Y	Does not meet exclusionary criteria.	Take forward
3439	Land south of Malford Farmhouse	67	N	N	N	N	N	N	30	Y	N	Partially within Flood Zones 2 & 3. No obvious access to the site from the B4069 / Main Road. Exclusionary criteria met, remove from further consideration.	Remove

Area of search: Chippenham Community Area Remainder														
3440	The Bakehouse, 40 Main Road	11	N	N	N	N	N	N	N	11	Y	Y	Does not meet exclusionary criteria.	Take forward
3548	Land south of Main Road, adjacent the Mermaid Inn	69	N	N	N	N	N	N	68	Y	Y	Exclusionary criteria not met, take forward for further consideration. Site is partially a commitment, and the remainder of the site has capacity for 68 dwellings.	Take forward	
Hullavington														
689	Land directly behind Gardners Drive	36	N	N	N	N	N	N	36	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward	
690	Land adjacent	86	N	N	N	N	N	N	86	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward	
1112	Land to rear of Newton	24	N	N	N	N	N	N	24	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward	
3129	The Street, Hullavington	36	N	N	N	N	N	N	36	U		Exclusionary criteria not met, but unknown availability.	Remove	
3162	Rear of Darley House, The Street	45	N	P	N	N	N	N	45	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward	

Area of search: Chippenham Community Area Remainder														
3377	Land at Green Lane	156	N	N	N	N	N	N	N	156	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3536	Hullavington Central, The Barns at Mays Farm	209	N	N	N	N	N	N	N	209	Y	N	Suitable vehicular access is not considered possible.	Remove
3537	Land south and west of Wellington Place	82	N	N	N	N	N	N	N	82	Y	N	Suitable vehicular access is not considered possible.	Remove
Kington St Michael														
797	Manor Farm	42	N	P	N	N	N	N	N	42	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3089	Manor Farm	10	N	N	N	N	N	N	N	10	U		Exclusionary criteria met, remove from further consideration.	Remove
Sutton Benger														
153	Chicken Factory	80	Y										Site is committed / competed. Exclusionary criteria met, remove from further consideration.	Remove
505	The Paddock	13	P							6	U		Part of the site is already a commitment and the residual area would have capacity for 6 dwellings. Exclusionary criteria not met, however land	Remove

Area of search: Chippenham Community Area Remainder															
												availability is unknown and therefore surety of supply cannot be guaranteed so site removed from further consideration.			
600	Land at Sutton Lane	84	N	N	N	N	N	N	N	N	84	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
708	Land at Seagry Road	41	Y											Site is already committed. Exclusionary criteria met, remove from for further consideration.	Remove
1102	Land at Gate Farm	147	N	N	N	N	N	N	N	N	147	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3303	Arms Farm	66	N	N	N	N	N	N	N	N	66	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3543	Land at Sutton Lane	11	N	N	N	N	N	N	N	N	11	Y	N	Exclusionary criteria not met, however it is not clear how this site would be accessed from the highway.	Remove
3549	Land north of Queensfield Barns, Sutton Lane	23	N	N	N	N	N	N	N	N	23	Y	Y	Exclusionary criteria not met. Site taken forward.	Take forward
Yatton Keynell															

Area of search: Chippenham Community Area Remainder													
157	Countrywide Store	9	Y						0			Site is at least partially completed or committed	Remove
482	Land East of Farrells Field	32	N	N	N	N	N	N	31	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
643	Land at Littlemead Farm	18	N	N	N	N	N	N	18	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
474a	Land to East of Yatton Keynell	50	P	N	N	N	N	N	28	U		Site availability is unknown. Exclusionary criteria met, remove from further consideration.	Remove
474b	Land adjacent to The Old Forge, The Street	7	N	P	N	N	N	N	7	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3264	Land Opposite Tiddleywinks	53	Y									Not adjacent to settlement boundary. Site is largely isolated from the built edge. Would require another site coming forward first.	Remove
3460	Little Hailmores, Tiddleywink	45	Y									Not adjacent to settlement boundary. Site is largely isolated from the built edge. Would require another site coming forward first. Do not take forward.	Remove

Area of search: Chippenham Community Area Remainder														
3526	The Pholly's and Fields	45	N	P	N	N	N	N	N	45	Y	Y	Site is partially within settlement boundary. For the remainder the exclusionary criteria not met, take forward for further consideration.	Take forward

Table D.4 SHLAA sites considered at Stage 2a for Chippenham Community Area Remainder

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Christian Malford	627, 706, 3248, 3398, 3439	466, 688, 3400, 3436, 3440, 3548
Hullavington	3129, 3536, 3537	689, 690, 1112, 3162, 3377
Kington St Michael	3089	797
Sutton Benger	153, 505, 708, 3543	600, 1102, 3303, 3549
Yatton Keynell	157, 474a, 3264, 3460	474b, 482, 643, 3526

Appendix E: Assessment criteria and output from Stage 2b of the site selection process

Table E.1 Stage 2b assessment of Large Villages in the Chippenham Community Area Remainder

Assessment Criteria	Large Villages				
	Christian Malford	Hullavington	Kington St Michael	Sutton Benger	Yatton Keynell
Number of dwellings in village (2006) ⁽²⁶⁾	279	470	310	392	322
Housing completions (2006 – 2016) ⁽²⁷⁾	22	35	17	99	31
Developable commitments (2016 – 2026)	10	9	8	7	0
Proportionate growth of village (2006 – 2026)	11.5	9.4	8.1	27.0	9.6
Have local housing needs for the Plan period already been met?					

26 2011 census data (minus housing completions 2011-2016)

27 Note: Completions and commitments may not add up to the total for the Area of Search, as the total also includes housing development outside of the Large Villages e.g. at Small Villages and open countryside.

Large Villages	
Assessment Criteria	
<p>Have local housing needs already been considered by a sufficiently advanced neighbourhood plan?</p>	<p>Christian Malford</p> <p>The Neighbourhood Plan is proposing to allocate sites for 38 dwellings within the village. The draft Plan (Regulation 16) has been submitted to the Council for consultation.</p>
	<p>Hullavington</p> <p>The Neighbourhood Plan is proposing to include policy to direct future development and address other areas identified in the on-going consultation with the community within the plan area. However the plan is at early stages and no site assessments have been undertaken.</p> <p>A parish housing needs survey was carried out in 2011.</p> <p>This survey's recommendations describe the need of households unable to afford accommodation on the open market.</p>
	<p>Kington St Michael</p> <p>The neighbourhood area was designated on 2 September 2015. The parish council submitted that the NP would seek to include provisions for housing, local business and the use of the large areas of agricultural land within the plan area.</p> <p>No local housing needs survey.</p>
	<p>Sutton Benger</p> <p>The Sutton Benger Neighbourhood area was designated on 9 December 2015. The plan will seek to include provisions for housing, local business and the use of the large areas of agricultural land within the plan area, while retaining a balanced, sustainable, and sympathetic to retaining the existing character of this Wiltshire rural village community.</p> <p>However, the plan is not at a sufficiently advanced stage. A parish housing needs survey was carried out in 2015.</p>
	<p>Yatton Keynell</p> <p>There is no neighbourhood plan under preparation. No local housing needs survey.</p>

Assessment Criteria	Large Villages				
	Christian Malford	Hullavington	Kington St Michael	Sutton Benger	
	Yatton Keynell				
		<p>The following indicates the minimum need over the next three years for affordable housing development in the parish, based on the responses to the survey:</p> <p>Subsidised rented housing</p> <ul style="list-style-type: none"> • 3 x one bed home for singles / couples • 1 x two bed home for a family • 2 x three bed home for families <p>Shared / Low cost home ownership</p> <ul style="list-style-type: none"> • 3 x two bed home for families 		<p>This survey's recommendations concentrate on households unable to afford accommodation on the open market.</p> <p>The following indicates the minimum need over the next three years for new affordable housing development in the parish, based on the responses to the survey.</p> <p>Subsidised rented housing</p> <ul style="list-style-type: none"> • 2x two bedroom homes (1x wheelchair accessible, single level, providing help 	

Assessment Criteria	Large Villages				
	Christian Malford	Hullavington	Kington St Michael	Sutton Benger	Yatton Keynell
		<ul style="list-style-type: none"> • Sheltered housing for older people - none • Supported or adapted housing - none⁽²⁸⁾ 		<p>with personal care and access to e.g. Lifeline)</p> <ul style="list-style-type: none"> • 1x three bedroom home • 1x four bedroom home <p>Shared / Low cost home ownership</p> <ul style="list-style-type: none"> • 2x two bedroom homes • 1x three bedroom home • 1x four bedroom home <p>Sheltered housing for older people</p> <ul style="list-style-type: none"> • 1x two bedroom subsidised rented home (wheelchair accessible, single level, providing help with personal care, 	

28 Source: Hullavington Parish Housing Needs Survey 2011 (Wiltshire Council November 2011) <http://www.intelligencenetwork.org.uk/planning-housing/>

Large Villages																
Assessment Criteria																
	<table border="1"> <thead> <tr> <th>Christian Malford</th> <th>Hullavington</th> <th>Kington St Michael</th> <th>Sutton Benger</th> <th>Yatton Keynell</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>24hr support and access to e.g. Lifeline)⁽²⁹⁾</td> <td></td> </tr> <tr> <td>Are there any potential environmental constraints (e.g. strategic environmental/ landscape designations and heritage assets)?</td> <td>There are large swathes of flood zone to the east and west of the village. There are no designations within the village but there are several listed buildings.</td> <td>There is a Conservation Area covering the southern half of the village. Both SHLAA sites are located within the Conservation Area and within the settlement boundary (one just partially).</td> <td>There is a Conservation Area covering the central area of the village. A Minerals Safeguarding Area is located to the east and south of the village and flood zone on the northern boundary of the village.</td> <td>The majority of the village is located in the Cotswolds AONB. There is also a designated central Conservation Area at this settlement.</td> </tr> </tbody> </table>	Christian Malford	Hullavington	Kington St Michael	Sutton Benger	Yatton Keynell				24hr support and access to e.g. Lifeline) ⁽²⁹⁾		Are there any potential environmental constraints (e.g. strategic environmental/ landscape designations and heritage assets)?	There are large swathes of flood zone to the east and west of the village. There are no designations within the village but there are several listed buildings.	There is a Conservation Area covering the southern half of the village. Both SHLAA sites are located within the Conservation Area and within the settlement boundary (one just partially).	There is a Conservation Area covering the central area of the village. A Minerals Safeguarding Area is located to the east and south of the village and flood zone on the northern boundary of the village.	The majority of the village is located in the Cotswolds AONB. There is also a designated central Conservation Area at this settlement.
Christian Malford	Hullavington	Kington St Michael	Sutton Benger	Yatton Keynell												
			24hr support and access to e.g. Lifeline) ⁽²⁹⁾													
Are there any potential environmental constraints (e.g. strategic environmental/ landscape designations and heritage assets)?	There are large swathes of flood zone to the east and west of the village. There are no designations within the village but there are several listed buildings.	There is a Conservation Area covering the southern half of the village. Both SHLAA sites are located within the Conservation Area and within the settlement boundary (one just partially).	There is a Conservation Area covering the central area of the village. A Minerals Safeguarding Area is located to the east and south of the village and flood zone on the northern boundary of the village.	The majority of the village is located in the Cotswolds AONB. There is also a designated central Conservation Area at this settlement.												

29 Source: Sutton Benger Parish Housing Needs Survey 2015 (Wiltshire Council March 2015) <http://www.intelligencenetwork.org.uk/planning-housing/>

Large Villages	
Assessment Criteria	
<p>Are there any known strategic infrastructure constraints (e.g. education, transport and utilities)?</p>	<p>Christian Malford</p> <p>Primary school provision</p> <p>Christian Malford Primary School does have surplus places and would benefit from housing within its catchment area.</p> <p>Secondary school provision</p> <p>Expansion of one or more of the Chippenham Secondary Schools will be required to cater for all of the proposed housing in and around Chippenham.</p>
	<p>Hullavington</p> <p>Primary school provision</p> <p>Hullavington Primary School is currently full. It is on a site that should enable expansion of the school.</p> <p>Secondary school provision</p> <p>Expansion of one or more of the Chippenham Secondary Schools will be required to cater for all of the proposed housing in and around Chippenham. Contributions will be</p>
	<p>Kington St Michael</p> <p>Primary school provision</p> <p>Kington St Michael primary have recently added an additional teaching space so have some surplus places, although two year groups have only 1 place available. A small number of houses in this village should be fine.</p> <p>Secondary school provision</p> <p>Expansion of one or more of the Chippenham Secondary Schools will be required to cater for all of the</p>
	<p>Sutton Benger</p> <p>Primary school provision</p> <p>The primary school is currently being expanded to cater for housing already approved in their catchment area. The school is forecast to be full and remain so as new houses are occupied. The school site is very small and further expansion may not be possible.</p> <p>Secondary school provision</p> <p>Expansion of one or more of the Chippenham Secondary Schools</p>
	<p>Yatton Keynell</p> <p>Primary school provision</p> <p>The primary school is almost full but numbers are forecast to decrease slightly over the coming years in line with a declining birth rate. They are on a large site however so expansion should be possible.</p> <p>Secondary school provision</p> <p>Expansion of one or more of the Chippenham Secondary Schools</p>

Assessment Criteria	Large Villages				
	Christian Malford	Hullavington	Kington St Michael	Sutton Benger	Yatton Keynell
	Contributions will be sought from all developments towards that expansion.	sought from all developments towards that expansion.	proposed housing in and around Chippenham. Contributions will be sought from all developments towards that expansion.	Secondary Schools will be required to cater for all of the proposed housing in and around Chippenham. Contributions will be sought from all developments towards that expansion.	will be required to cater for all of the proposed housing in and around Chippenham. Contributions will be sought from all developments towards that expansion.
	Transport A regular bus service exists connecting the village with Chippenham.	Transport A regular bus service exists connecting the village with Chippenham and Malmesbury.	Transport A regular bus service exists connecting the village with Chippenham and Malmesbury.	Transport A regular bus service exists connecting the village with Chippenham.	Transport A regular bus service exists connecting the village with Chippenham.

Assessment Criteria		Large Villages				
		Christian Malford	Hullavington	Kington St Michael	Sutton Benger	Yatton Keynell
How did the parish council respond to previous consultations on the Wiltshire Housing Sites Allocations Plan?		The Parish Council did not respond to consultation on the Housing Site Allocations DPD.	The Parish Council did not respond to consultation on the Housing Site Allocations DPD.	The Parish Council did not respond to consultation on the Housing Site Allocations DPD.	The Parish Council did not respond to consultation on the Housing Site Allocations DPD.	The Parish Council did not respond to consultation on the Housing Site Allocations DPD.
Sites submitted to the Strategic Housing Land Availability Assessment	How many sites were submitted to the SHLAA?	11 sites SHLAA sites 466, 706, 627, 3398, 3436, 3439, 3400, 3440, 3248, 3398, 3548	8 sites SHLAA sites 689, 690, 1112, 3129, 3377, 3162, 3536, 3537	2 sites SHLAA sites 797, 3089	8 sites SHLAA sites 153, 600, 708, 505, 1102, 3303, 3543, 3549	8 sites SHLAA sites 157, 474a, 474b, 482, 643, 3264, 3460, 3526
	How many SHLAA sites do not meet the Stage 2a strategic constraints and could be taken forward for more	6 (294 dwellings) SHLAA sites: 466, 3400, 688, 3436, 3440, 3548	5 (347 dwellings) SHLAA sites: 689, 690, 1112, 3162, 3377	1 (42 dwellings) SHLAA site: 797	4 (320 dwellings) SHLAA sites: 600, 1102, 3303, 3549	4 (101 dwellings) SHLAA sites: 482, 643, 474b, 3526

Assessment Criteria		Large Villages				
		Christian Malford	Hullavington	Kington St Michael	Sutton Benger	Yatton Keynell
	detailed assessment (total remaining capacity ⁽³⁰⁾)?					
	Taking the above into account, is there any justification for removing the Large Village from further consideration in the site selection process?	Due to the Christian Malford Neighbourhood Plan being at a sufficiently advanced stage, the neighbourhood plan is the appropriate mechanism for the consideration of potential housing sites. Therefore it is	There are no reasons for not carrying forward Hullavington.	There are no reasons for not carrying forward Kington St Michael.	There is pressure on primary school spaces in Sutton Benger with little scope for expansion on the existing site. All five villages have seen some growth since 2006. In Sutton Benger this is particularly high at 27%, compared to the average in the other villages.	The Community Area includes part of the Cotswolds AONB but this only directly affects the village of Yatton Keynell. The majority of Yatton Keynell is covered by the AONB. Since there are sites to the south of the village located outside of the AONB,
	Summary and conclusions					

30 See Appendix 4 to this paper for the full assessment of SHLAA sites at Stage 2a of the site selection process.

Assessment Criteria		Large Villages				
		Christian Malford	Hullavington	Kington St Michael	Sutton Benger	Yatton Keynell
		recommended that this village is not carried forward for further assessment.			Due to this higher proportion of growth and the primary school capacity issues in Sutton Benger it is recommended that this village is not carried forward for further assessment.	these sites should be considered before sites that are within the AONB. Site 3526 is entirely within the AONB and will not be taken forward for further consideration. Apart from the AONB the village is not constrained by any strategic criteria, has good services and sites available for development so it should be carried forward for further assessment. The impact on the setting of the AONB must be considered through the discretionary assessment.

Assessment Criteria	Large Villages				
	Christian Malford	Hullavington	Kington St Michael	Sutton Benger	Yatton Keynell
	REMOVE	TAKE FORWARD	TAKE FORWARD	REMOVE	TAKE FORWARD
	Conclusion:				

Table E.2 SHLAA sites considered at the Stage 2b assessment of Large Villages in the Chippenham Community Area Remainder

Settlement(s)	SHLAA sites removed through consideration of Large Villages (Stage 2b)	SHLAA sites taken forward to the next stage
Christian Malford	466, 3400, 688, 3436, 3440, 3548	None
Hullavington	None	689, 690, 1112, 3162, 3377
Kington St Michael	None	797
Sutton Benger	600, 1102, 3303, 3549	None
Yatton Keynell	3526	482, 643, 474b

Appendix F: Assessment criteria and output from Stage 3 of the site selection process

Table F:1 Stage 3 colour grading⁽³¹⁾

Significant effect	Minor effect	Neutral effect	Uncertain effect	Minor effect	Significant effect
<p>Major adverse effect (---)</p> <p>Site/Option likely to have a significant major adverse effect on the objective with no satisfactory mitigation possible. Site may be inappropriate for housing development</p>	<p>Moderate adverse effect (--)</p> <p>Site/Option likely to have a significant moderate adverse effect on the objective with difficult or problematic mitigation</p>	<p>Neutral or no effect (0)</p> <p>On balance, site/option likely to have a neutral effect on the objective or no effect on the objective</p>	<p>Uncertain effect (?)</p> <p>Effect is uncertain and further information is required to establish potential effects</p>	<p>Minor positive effect (+)</p> <p>Site/Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result</p>	<p>Moderate positive effect (++)</p> <p>Site/Option likely to have a significant moderate positive effect on the objective with substantial improvements likely in the area</p>
	<p>Minor adverse effect (-)</p> <p>Site/Option likely to have a minor adverse effect on the objective because mitigation measures are achievable to reduce the significance of effects</p>				<p>Major positive effect (+++)</p> <p>Option likely to have a significant major positive effect on the objective as it would significantly help resolve an existing issue or maximise opportunities</p>

31 See Wiltshire Council (June 2017), *Topic Paper 2: Site Selection Process Methodology* for how to apply the Sustainability Appraisal (SA) scoring.

Table F.2 Stage 3 Sustainability Appraisal objectives

Sustainability Appraisal objectives	
1	Protect and enhance all biodiversity and geological features and avoid irreversible losses
2	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings
3	Use and manage water resources in a sustainable manner
4	Improve air quality throughout Wiltshire and minimise all sources of environmental pollution
5	Minimise our impacts on climate change and reduce our vulnerability to future climate change effects
6	Protect, maintain and enhance the historic environment
7	Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place
8	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures
9	Reduce poverty and deprivation and promote more inclusive and self-contained communities
10	Reduce the need to travel and promote more sustainable transport choices.
11	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
12	Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Table F.3 Stage 3 scoring summary chart for Chippenham Community Area Remainder

Area of search: Chippenham Community Area Remainder													Is site proposed for Stage 4?			
SHLAA Site Ref	Site Name	Site Capacity	SA Objectives													
			1	2	3	4	5a	5b	6	7	8	9	10	11	12	
Hullavington																
689	Land directly behind Gardeners Drive, Hullavington	c.36	-	-	--	-	-	-	-	+++	-	-	-	++	+	Yes
690	Land adjacent North of the Primary School – Hullavington	c.86	-	-	--	-	-	-	-	+++	-	-	-	++	+	Yes
1112	Land to rear of Newton, Hullavington	c.24	-	-	--	-	-	-	-	++	-	-	-	+	+	Yes
3162	Rear of Darley House, The Street, Hullavington	c.45	--	-	--	-	-	-	-	+++	-	-	-	++	+	No
3377	Land at Green Lane, Hullavington	c.156	-	-	--	-	-	-	-	+++	-	--	--	+++	+	Yes
Kington St Michael																
797	Manor Farm, Kington St Michael	c.42	-	-	--	-	-	-	---	+++	-	-	-	++	+	No
Yatton Keynell																
474b	Land adjacent to The Old Forge, The Street, Yatton Keynell	c.7	-	-	--	-	-	-	--	+	-	-	-	+	+	No

Area of search: Chippenham Community Area Remainder														Yes	No		
482	Land East of Farrells Field, Yatton Keynell	c.31	-	-	-	--	-	-	-	-	-	-	+++	-	++	+	+
643	Land at Littlemead Farm, Yatton Keynell	c.18	--	-	-	--	-	-	-	-	-	-	++	-	+	+	+

Table F.4

<p>Sustainability Appraisal - Summary of Assessment Site 689 – Land directly behind Gardeners Drive, Hullavington</p>
<p>Site Overview</p> <p>This site option is located in the village of Hullavington. With an area of 1.49ha in area and has a capacity for approximately 36 dwellings; however, mitigation measures might reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified for this site.</p> <p>Two moderate adverse effects have been identified. There is limited capacity available within local mains for water supply. Storm/surface water flows are currently managed through existing land drainage systems. Connection is possible to off-site connecting sewer with capacity for foul water flows only which may require the installation of a pumped connection. There is no capacity at the Hullavington sewage treatment works therefore capacity appraisals would be needed in respect of both water supply and sewage infrastructure. There are no planned investment works up to 2020. The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would be also required. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. Any proposals to develop the site would need to be supported by a Flood Risk Assessment. The site may have the potential to accommodate SuDS, however soakaways/infiltration systems are unlikely to work due to ground conditions and may require crossing of third party land (SA Obj. 5b).</p> <p>A range of minor adverse effects have been identified. The site is currently arable land, with field boundary hedgerows which may support some protected species therefore further ecological surveys would be required (SA Obj. 1). Development of the site would result in the inevitable loss of agricultural / greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is separated from listed buildings some 50m and 90m distance by vegetation and existing development. Accordingly development would be unlikely to have an effect on the setting of these assets and their significance. The south east corner of the site is situated adjacent to the designated Hullavington Airbase Conservation Area and a Heritage Impact Assessment would be required. The archaeological potential of the site is low/medium and an archaeological assessment would be required to (SA Obj. 6).</p> <p>Development in this location would have a minor adverse impact on the visual amenity of this part of the village, but such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). Both the primary and secondary school are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9). The site is within safe walking distance of the services and facilities within the settlement. The types of facilities found in higher order settlements such as</p>

**Sustainability Appraisal - Summary of Assessment
Site 689 – Land directly behind Gardeners Drive, Hullavington**

Chippenham and Malmesbury mean that overall residents are still likely to rely upon use of the private car. Public footpaths, whilst in the vicinity and having the potential to be connected to, are unlikely to materially increase walking accessibility to the centre of the village (SA Obj. 10). The assessment has also identified a major and a moderate beneficial effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search

Table F.5

**Sustainability Appraisal - Summary of Assessment
Site 690 – The Street, Hullavington**

Site Overview

This site option is located in the village of Hullavington is 3.81ha in area and has a capacity for approximately 86 dwellings; however, mitigation measures might reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Two moderate adverse effects have been identified. There are existing mains located within site boundaries and therefore statutory easements will apply. There is limited supply capacity in local distribution mains and a capacity appraisal would be necessary to determine the scope of network reinforcement. In relation to the sewerage network, there is no capacity at the Hullavington sewage treatment works therefore a capacity appraisal would be required. There are no planned investment works up 2020. The site is within Groundwater Source Protection Zone 2C therefore detailed consideration of the potential effects of development on groundwater resources would be also required. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). The site is located within Flood Zone 1 however parts of site are affected by groundwater and surface water flows, particularly along the railway and long watercourse on the northwest boundary of the site. Surface water and foul drainage disposal may be an issue that would need to be addressed through any subsequent planning application process. A Flood Risk Assessment would be required. SuDS could be problematic due to ground conditions (SA Obj. 5b).

The assessment has identified a range of minor adverse effects. The site contains arable fields bordered by mature trees and hedgerows (UK BAP Priority Habitat). There are records of protected barberry carpet moth within the vicinity of the site. There is a slope towards the north to a watercourse (a tributary of Gauze Brook) which may be suitable for great crested newts. An ecological assessment would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but

**Sustainability Appraisal - Summary of Assessment
Site 690 – The Street, Hullavington**

consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting. The sewage treatment works are approximately 220m north of the site and therefore an odour assessment will be necessary to ensure that properties are not vulnerable to odour nuisance. (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is not located in close proximity to any Listed Building. The site is approximately 275m from the Hullavington Airbase Conservation Area and a Heritage Impact Assessment would be required. The site has medium archaeological potential and an archaeological assessment would be required (SA Obj. 6). Housing development at this site would result in a minor adverse impact on the visual amenity of this part of the village, however but such impacts could be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). Both the primary and secondary school are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9). There is a footway along The Street that ends at the adjacent primary school site but this could be extended across the site frontage. Further walking and cycling routes would be possible, and could be extended, through the PRowWs that cross and that are adjoining the site. The site is closely related to the village and is within walking distance of the services and facilities within the settlement. The types of facilities found in higher order settlements such as Chippenham mean that overall residents are still likely to rely upon use of the private car. Public footpath (HULL29) passes through the site twice to the north and south and would require diversion, which may add to travel times and affect the amenity value of the path. (SA Obj. 10).

The assessment has also identified one major and one moderate beneficial effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.6

**Sustainability Appraisal - Summary of Assessment
Site 1112 – Land to rear of Newton, Hullavington**

Site Overview

This site option is located in the village of Hullavington. With an area of 1.01ha in area and has a capacity for approximately 24 dwellings; however, mitigation measures might reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Sustainability Appraisal - Summary of Assessment Site 1112 – Land to rear of Newton, Hullavington

Three moderate adverse effects have been identified. There are existing mains located within site boundaries and therefore statutory easements will apply. There is limited supply capacity in local distribution mains and a capacity appraisal would be necessary to determine the scope of network reinforcement. There is no capacity at the Hullavington sewage treatment works and a capacity appraisal would be required. There are no planned investment works up 2020. An off-site foul water connecting sewer to an agreed point of connection to public sewer system exists. There are no public surface water systems at this location and storm/surface water flows are managed through land drainage systems. The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would be also required. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river. However, surface water disposal could be an issue given the adjacent watercourse which could result in a potential flood risk. There is also the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. A Flood Risk Assessment would be required. SuDS could be problematic due to ground conditions (SA Obj. 5b). The site is located approximately within 28m from Grade II Listed Building – Baptist Chapel which dates back to c.1821. Development of the site may have an effect on the setting of this asset and its significance. A Heritage Impact Assessment would be required. The archaeological potential of the site is low/medium and an archaeological assessment would be required (SA Obj. 6).

The assessment has identified a range of minor adverse effects. The site is on flat arable field bordered by hedgerows, which generally has limited ecological value due to the nature of the land use. The features at the boundaries such as hedgerows and trees may support protected species with potential for Barberry carpet moth in hedgerows. An ecological assessment would be required (SA Obj. 1). Development of the site would result in the inevitable loss of agricultural / greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).

Development of the site for housing would lead to a loss of agricultural land but such impacts could be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). Both the primary and secondary school are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9). The site is well related to the village centre and the primary school, which can safely be accessed on foot or cycle. The types of facilities found in higher order settlements such as Chippenham mean that overall residents are still likely to rely upon use of the private car. PRow (HULL1) passes through the site and along the south / western boundary, which may require diversion and may add to travel times and affect the amenity value of the path which may add to travel times and affect the amenity value of the path (SA Obj. 10).

The assessment has also identified one major and one moderate beneficial effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

**Sustainability Appraisal - Summary of Assessment
Site 1112 – Land to rear of Newton, Hullavington**

Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.7

**Sustainability Appraisal - Summary of Assessment
Site 3162 – Rear of Darley House, The Street, Hullavington**

Site Overview

This site option is located in the village of Hullavington. With an area of 2ha the site has a capacity for approximately 45 dwellings; however, mitigation measures might reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Four moderate adverse effects have been identified. The site comprises several different plots comprising of garden, grazing and fallow land with stone walling, with mature trees and hedgerows forming the current boundaries which may support some protected species, including great crested newts, Natterer's bats and Barberry carpet moth. There is a ditch/watercourse which runs alongside the western boundary hedgerow and links to the Gauze Brook in the north. There is evidence of a number of protected species nearby. An ecological assessment would be required (SA Obj. 1). There is limited capacity available from the local mains and further infrastructure may be required. There is no capacity at the Hullavington treatment works. There are no planned investment works up to 2020. An off-site foul water connecting sewer with an agreed point of connection to public sewer system exists. Due to soil and geological conditions it is likely that surface water disposal will be an issue. The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would be also required. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However pluvial flooding on a 1:30 year event basis affects part of the site and would need to be addressed through any subsequent planning application process. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. A Flood Risk Assessment would be required. SuDS could be problematic due to ground conditions (SA Obj. 5b). The site is located approximately within 20m of many Grade II listed buildings, including Church of St. Mary, The Old Rectory, The Courthouse and Beanfield and development may lead to an impact on the setting of these buildings. A Heritage Impact Assessment would be required. Archaeological sensitivity is high and an archaeological assessment would be required. The potential historic landscape has been described as an historic core of village and therefore a Historic Landscape Characterisation Assessment would be required (SA Obj. 6).

The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of agricultural / greenfield land (SA Obj. 2). Although the site is not within a designated AQMA, consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce

**Sustainability Appraisal - Summary of Assessment
Site 3162 – Rear of Darley House, The Street, Hullavington**

energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). There are views into the site from a number of locations from residential properties and open countryside to the west, though such impacts could be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). Both the primary and secondary school are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9). There is a footway at this access point along The Street. The site is within safe walking distance of the services and facilities within the settlement. However the types of facilities found in higher order settlements such as Chippenham mean that overall residents are still likely to rely upon use of the private car. PRoW (HULL13) passes through the site, and would require diversion, which may add to travel times and affect the amenity value of the path. Also another footpath (HULL12) runs adjacent to the northern boundary of the site (SA Obj. 10).

The assessment has also identified one major and one moderate beneficial effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.8

<p>Sustainability Appraisal - Summary of Assessment Site 3377 – Land at Green Lane, Hullavington</p>
<p>Site Overview</p> <p>This site option is located in the village of Hullavington. With an area of 6.95ha the site has a capacity for approximately 156 dwellings; however, mitigation measures might reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified for this site. Three moderate adverse effects have been identified for this site. There is limited capacity available within local mains for water supply. Storm/surface water flows are currently managed through existing land drainage systems. Connection is possible to off-site connecting sewer with capacity for foul water flows only, which may require the installation of a pumped connection. As a whole there is no capacity at the Hullavington treatment works and there are no planned investment works up to 2020. The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would be also required. The potential to introduce pollution prevention measures, including SuDS should be investigated, however the latter could be problematic due to ground conditions (SA Obj. 3). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an</p>

increased risk of fluvial flooding from main river and/or ordinary watercourses. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. A Flood Risk Assessment would be required. SuDS could be problematic due to ground conditions (SA Obj. 5b).

The site is well related to the village and its facilities, however there is no footway or lighting on the Hullavington C1 road to the north of the village which would make walking into the village dangerous. The types of facilities found in higher order settlements such as Malmesbury mean that overall residents are likely to rely upon use of the private car (SA Obj. 10).

The assessment has also identified a range of minor adverse effects. The site is a large area made up of flat agricultural fields with hedgerows and pond (UK BAP Priority Habitat) forming current boundaries within the site. There are no significant records (or other relevant information) for protected species within or immediately adjacent to the site however there is potential for great crested newt. An ecological assessment would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located approximately 115m to the north of Listed Buildings Holly House, and Barn and cowsheds which is to the northeast of Mays Farmhouse however the site is separated from these listed buildings by vegetation and existing development and it would be unlikely that development on this site would have a significance effect on these assets. The site is adjacent to the Hullavington Airbase conservation area and a Heritage Impact Assessment would be required. Archaeological potential is medium and an archaeological assessment would be required to (SA Obj. 6). There are views into the site from a number of locations from residential properties to the south west, and open countryside to the north and east, however visual impacts could be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). Both the primary and secondary school are at capacity but could be expanded. The surgery at Malmesbury can meet additional patient demand (SA Obj. 9).

The assessment has also identified two major beneficial effects. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.9

**Sustainability Appraisal - Summary of Assessment
Site 797 – Manor Farm, Kington St Michael**

Site Overview

This site option located in the village of Kington St Michael. With an area of 1.74ha, the site has a capacity for approximately 42 dwellings; however, mitigation measures might reduce this number.

Sustainability Appraisal - Summary of Assessment Site 797 – Manor Farm, Kington St Michael

Assessment Results

One major adverse effect has been identified for this site. The site is located within the Kington St Michael Conservation Area. The development here would be unacceptable due to the impact on the Conservation Area and on the historic building line which is principally ribbon development; the development would harm the setting of the heritage assets and the Conservation Area (SA Obj. 6).

Two moderate adverse effects have been identified. There is capacity from local mains for water supply. For foul water connecting flows may require upsizing works to bolster downstream network. There is no design capacity available in the existing sewerage water system. No planned investment works are scheduled until after 2020. However, there is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity. Disposal of surface water is likely to be an issue and may require crossing of third party land, and may require pumping to obtain an outfall. Consideration should be given to the inclusion of SuDS process to control the risk of surface water flooding from impermeable surfaces. The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would be also required (SA Obj. 3). The site is within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, disposal of surface water is likely to be an issue and may require crossing of third party land and pumping to obtain an outfall. A Flood Risk Assessment would be required and the feasibility of using SuDS should be investigated (SA Obj. 5b).

The assessment has identified a range of minor adverse effects. The site is currently large fields used for grazing, with field boundary hedgerows and mature trees which may support some protected species. Further ecological surveys would therefore be required (SA Obj. 1). Development of the site would result in the inevitable loss of agricultural / greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). There are views into the site from a number of locations from residential properties, though the visual impact could be mitigated to address landscape impacts and be designed to bolster greenspace/habitat connectivity (SA Obj. 7). The local primary school has some surplus places. For secondary school provision, the expansion of one or more of the Chippenham Secondary Schools will be required. Mitigation would also be required to support additional patient capacity within the relevant doctors surgery (SA Obj. 9). Direct vehicular access to this site is considered to be achievable off the main road through the village which has a footway. The site is closely related to the village and is within walking distance of the services and facilities within the settlement. There is more limited access to the types of facilities found in higher order settlements such as Chippenham which means residents are likely to rely upon use of the private car to reach larger services and facilities (SA Obj. 10).

The assessment has also identified one major beneficial and one moderate effect. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would occur as the development would generate direct and indirect construction employment (SA Obj. 12).

**Sustainability Appraisal - Summary of Assessment
Site 797 – Manor Farm, Kington St Michael**

Given the major adverse effects associated with the Conservation Area, the site should not be considered further in the site selection process.

Table F.10

**Sustainability Appraisal - Summary of Assessment
Site 474b – Land adjacent to The Old Forge, The Street Manor Farm, Yatton Keynell**

Site Overview

This site option located in the village of Yatton Keynell. With an area of 0.27ha, the site has a capacity for approximately 7 dwellings; however, mitigation measures might reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Four moderate adverse effects have been identified. There is limited capacity available from local mains which may require network reinforcement if additional capacity is required to serve other development sites in the village. An off-site foul water connecting sewer exists with capacity for foul water flows only (and not storm water). There is no design capacity available in existing storm water system. Development of the site would be unable to proceed without satisfactory outfall for an agreed surface water discharge. There are no programmed investment works until 2020. The site falls within a groundwater vulnerability area and further assessment would be required. Conventional soakaways/infiltration systems may not work effectively due to soil/geological conditions. Numerous ponds in the general area indicate a high standing water level and to reach ponds would involve crossing third party land (SA Obj. 3). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, there are numerous ponds in the general area indicating a high standing water level. A Flood Risk Assessment would be required and the feasibility of using SuDS should be investigated (SA Obj. 5b). The site is located approximately 90m north from the grade II Listed Building, The School House and School. The Yatton Keynell Conservation Area is approximately 230m to the north of the site. Whilst it is likely that there would be little impact on the setting of the nearby Conservation Area, the site would not be in keeping with the historic building line of the southern end of the village. An historic Landscape Characterisation Assessment would be required to support development at this site. The archaeological potential of the site is low (SA Obj. 6). The site is adjacent to the Cotswold AONB, and mitigation of effects from development of this site on the AONB would likely be problematic. The site is reasonably well enclosed from the wider landscape, but occupies a prominent position in relation to the historic linear building line of the village (SA Obj. 7).

The assessment has also identified a range of minor adverse effects. The site is currently in domestic use which generally has limited ecological value due to the nature of the land use. At the boundaries there is a mixture of low level fencing and hedgerows with few trees that may support protected species and therefore ecological assessment would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development,

**Sustainability Appraisal - Summary of Assessment
Site 474b – Land adjacent to The Old Forge, The Street Manor Farm, Yatton Keynell**

this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The primary school is almost full and forecast to remain so however the site is sufficiently large to allow for future expansion. Expansion of one or more of the Chippenham secondary schools will be required to cater for all of the proposed housing in and around Chippenham. Mitigation would be required to support additional patient capacity (SA Obj. 9). There is a footway opposite the entrance to the site and to facilitate good walking/ cycling connections the road will need to be crossed safely to access the village as there is currently no crossing. The site is related to the village and is within walking distance of the services and facilities within the settlement. There is more limited access to the types of facilities found in higher order settlements such as Chippenham and overall residents are likely to rely upon use of the private car (SA Obj. 10).

The assessment has also identified three minor beneficial effects. The site will have a minor effect on the supply of a range of homes in the area (SA Obj. 8). Development of the site for housing could marginally contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.11

**Sustainability Appraisal - Summary of Assessment
Site 482 – Land East of Farrells Field, Yatton Keynell**

Site Overview

This site option located in the village of Yatton Keynell. With an area of 1.32ha, the site has a capacity for approximately 31 dwellings; however, mitigation measures might reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Two moderate adverse effects have been identified. There is limited capacity available from local mains which may require network reinforcement which could support approximately 15 dwellings. There is a foul water off-site connecting sewer with capacity for foul water (rather than storm water). As such the site may need to be served by a pumped connection. The site will require a satisfactory outfall for agreed surface water discharge. There are no programmed investment works until 2020. The site falls within a groundwater vulnerability area and further assessment may be required. Consideration should be given to the inclusion of SuDS, however there are known surface water disposal issues and conventional surface water systems may not work effectively due to soil/geological conditions (SA Obj. 3). The site is within Flood Zone 1 and falls within a groundwater vulnerability area. A Flood Risk Assessment would be required, and the feasibility of utilising SuDS would need investigated (SA Obj. 5b).

The assessment has identified a range of minor adverse effects. The site is currently in rough grazing / arable use, with hedgerow boundaries and a woodland corridor along the western boundary. As there is the potential for protected species, further ecological surveys would be required (SA

**Sustainability Appraisal - Summary of Assessment
Site 482 – Land East of Farrells Field, Yatton Keynell**

Obj. 1). Development of the site would result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Though there are a large number of listed buildings in Yatton Keynell the development should not adversely impact on the setting of these buildings. The archaeological potential of the site is medium and therefore archaeological assessment would be required (SA Obj. 6). Yatton Keynell is predominately within the AONB to the north of the site however the site lies outside of the AONB. Housing development at this site would result in potential landscape and visual impacts, however the impacts that could be successfully mitigated with robust mitigation and enhancement strategies. The site would require a buffer to mature hedgerows and trees (SA Obj. 7). The primary school is almost full and forecast to remain so however the site is sufficiently large to allow for future expansion. As the numbers of dwellings are reasonably low, expansion of the school would not be necessary. Expansion of one or more of the Chippenham secondary schools will be required to cater for all of the proposed housing in and around Chippenham. Mitigation would be required to support additional patient capacity (SA Obj. 9). Direct vehicular access to this site is considered to be achievable either from the B4039 or through Farrell fields, which has a footway. The site is closely related to the village and is within walking distance of the services and facilities within the settlement. However, types of facilities found in higher order settlements such as Chippenham mean that overall residents are likely to rely upon use of the private car (SA Obj. 10).

The assessment has also identified a major and one moderate beneficial effects. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and development of the site for housing could also moderately contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would be likely as the development would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.12

**Sustainability Appraisal - Summary of Assessment
Site 643 – Land at Littlemead Farm, Yatton Keynell**

Site Overview

This site option located in the village of Yatton Keynell. With an area of 0.75ha, the site has a capacity for approximately 18 dwellings; however, mitigation measures might reduce this number.

Assessment Results

Sustainability Appraisal - Summary of Assessment Site 643 – Land at Littlemead Farm, Yatton Keynell

One major adverse effect has been identified for this site. Direct vehicular access to this site is considered to be achievable off the B4039 however there is no footway which would make walking into the village dangerous. Accessibility in general is poor for this site as the site is not well related to the village and is a significant walking distance to services and facilities within the settlement (SA Obj. 10).

Three moderate adverse effects have been identified. The site is on flat grazing/paddock/extended garden from existing farmhouse which is surrounded by outbuildings which have the potential to support bat roosts and may be used by nesting birds. There are also a number of hedgerows that may support protected species. Further ecological surveys would be required (SA Obj. 1). There is limited capacity available from local mains which may require network reinforcement. Only an off-site connecting sewer with capacity for foul water flows (rather than storm water) exists. There is no design capacity available in existing storm water system. Development of the site would require a satisfactory outfall for an agreed surface water discharge. There are no programmed investment works until 2020. The site is within Groundwater Source Protection Zone 2 and therefore detailed consideration of the potential effects of development on groundwater resources would be required. Consideration should be given to the inclusion of SuDS within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces, though these may be constrained by ground conditions (SA Obj. 3). The site is located within Flood Zone 1. The site falls within the groundwater vulnerability area and conventional soakaways/infiltration systems for managing storm/surface water may not work effectively. A Flood Risk Assessment would be required (SA Obj. 5b).

The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of agricultural / greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Though there are a number of listed buildings in Yatton Keynell the development should not adversely impact on the setting of these buildings. There are no Scheduled Monuments within close proximity to the site. The Yatton Keynell Conservation Area is approximately 460m to the north of the site and therefore a Heritage Impact Assessment would be required. Archaeological potential is low (SA Obj. 6). The site is surrounded by open countryside with the exception of a residential property to the north. It would be likely that the site would have to come forward with the adjoining site to the north otherwise it would be an isolated development in open countryside. Visual impacts could be addressed through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). The primary school is almost full and forecast to remain so however the site is sufficiently large to allow for future expansion. Expansion of one or more of the Chippenham secondary schools will be required to cater for all of the proposed housing in and around Chippenham. Mitigation would be required to support additional patient capacity (SA Obj. 9).

The assessment has also identified a moderate and two minor beneficial effects. The site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could marginally contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Sustainability Appraisal - Summary of Assessment Site 643 – Land at Littlemead Farm, Yatton Keynell

Given the major adverse effects associated with access and footpaths, the site should not be considered further in the site selection process.

Table F.13

Sustainability Appraisal - Conclusions & Recommendations

The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further

The following conclusions and recommendations are reached:

More sustainable options for development:

- Site 689 - Land directly behind Gardeners Drive, Hullavington
- Site 690 - The Street, Hullavington
- Site 1112 - Land to the rear of Newton, Hullavington
- Site 3162 - Rear of Darley House, The Street, Hullavington
- Site 3377 - Land at Green Lane, Hullavington
- Site 474b - Land adjacent to The Old Forge, The Street, Yatton Keynell
- Site 482 - Land East of Farrells Field, Yatton Keynell

Less sustainable options for development:

- No sites are identified as less sustainable within this area of search.

Sites which should not be considered further:

- Site 797 - Manor Farm, Kington St Michael
- Site 643 - Land at Littlemead Farm, Yatton Keynell

Appendix G: Assessment criteria and output from Stage 4a of the site selection process

Assessment of site options

- G.1** The purpose of this stage, which involves five steps, is to select those SHLAA sites at Large Villages in the Chippenham Community Area Remainder that can be site allocations.
- G.2** Of the nine sites considered in stage 3, two were rejected whilst all the others were identified as 'more sustainable' sites (site options).
- G.3** Given the number of 'more sustainable' sites and their respective potential capacities when considered against the remaining requirement for the Chippenham Community Area Remainder (138 dwellings), only sites with the least moderate adverse effects were considered.
- G.4** The sites are individually assessed in more detail for suitability and fit with area strategy (steps 1-4). The conclusion selects preferred sites (step 5).
- G.5** The site options that resulted from stage 3 are:

Table G.1 Site options resulting from Stage 3

SHLAA ref	Site Name	SHLAA site area (ha) ⁽³²⁾	SHLAA capacity ⁽³³⁾
689	Land directly behind Gardeners Drive, Hullavington	1.49	36
690	Land adjacent The Street, Hullavington	3.81	86
1112	Land to rear of Newtown, Hullavington	1.01	24
3377	Land at Green Lane, Hullavington	6.95	156
482	Land East of Farrells Field, Yatton Keynell	1.32	31
TOTALS			333

33 Reduced capacity of SHLAA site following consideration of strategic criteria (see Stage 2a)

32 Gross site area exc reductions which may be required due to strategic criteria (see Stage 2a)

G.6 The discussion that follows focuses upon place/site specific constraints that will need to be addressed in policy terms in order to facilitate development. Much of what will be required to support subsequent planning applications will be guided by policies of the Wiltshire Core Strategy, national planning policy, guidance and standing advice. Therefore, matters such as the need for a Flood Risk Assessment will be directed by existing policy/advice and therefore not repeated throughout these reports. However, a range of Community Areas concerns/considerations have been raised by consultees at Stage 4A. For completeness, they are listed in the following table.

Table G.2 Generic considerations/ constraints and requirements to be addressed

Wider considerations/ constraints	Requirements to be addressed
<p>Whilst the site options assessed in the Chippenham Community Area Remainder are not the subject of ecological designations, development proposals would nonetheless need to ensure that existing habitats are protected and, where appropriate, bolstered in order to deliver wider environmental benefits.</p>	<p>Development proposals would need to be supported by a detailed ecological assessment in order to help inform any subsequent housing layout.</p> <p>On-site habitat features would need to be protected and strengthened through any subsequent planning application process.</p> <p>Where appropriate, areas of formal/informal open space should be identified and delivered through a subsequent planning application process.</p>
<p>In relation to groundwater, the wider Community Area Remainder falls partially within Source Protection Zone 1; and wholly within Source Protection Zone 2. A risk based approach to managing the potential impact of development would be anticipated by policy/standing advice.</p>	<p>A hydrological/hydrogeological risk assessment may be required in order to inform and support development proposals. Guidance in respect of these matters would need to be sought from the Environment Agency at any subsequent planning application stage.</p>
<p>Christian Malford falls within the Sutton Benger STW Catchment and a scheme for improvements would likely be required in order to support development proposals and appraisal will be needed to confirm capacity. Whilst there are no planned improvement works scheduled in the area until after 2020, development proposals could help influence the development of the next Action Management Plan (AMP). There would be a requirement for an offsite connecting sewer to land drainage systems for surface water disposal.</p>	<p>An assessment of capacity in existing drainage systems would need to be undertaken in order to support any subsequent planning applications. Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company/Lead Local Flood Authority.</p>
<p>Hullavington STW is at capacity and improvements would be required in order to support development proposals and appraisal</p>	<p>An assessment of capacity in existing drainage systems would need to be undertaken in order to support any subsequent planning applications.</p>

<p>will be needed to confirm capacity. Whilst there are no planned improvement works scheduled in the area until after 2020, development proposals could help influence the development of the next Action Management Plan (AMP). There would be a requirement for an offsite connecting sewer to land drainage systems for surface water disposal.</p>	<p>Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company/Lead Local Flood Authority.</p>
<p>In Yatton Keynell there is limited capacity available from local mains for water supply.</p>	<p>An assessment of capacity for water supply would need to be undertaken in order to support any subsequent planning applications. Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company.</p>
<p>Flood Risk Assessment (FRA).</p>	<p>The site options occupy land in excess of 1ha and hence proposals for development would need to be supported by a FRA.</p>
<p>Air quality, noise and lighting would need to be controlled on all sites through any subsequent construction and occupation phases.</p>	<p>Any subsequent planning application process would need to be supported by schemes to mitigate environmental impacts. Such matters are likely to be generic to all sites.</p>
<p>Sustainable drainage.</p>	<p>Housing proposals would need to respond positively to the predicted effects of climate change. Sustainable Drainage Systems (SuDS), rain water harvesting schemes and related measures would need to be designed into development proposals in line with Wiltshire Council's Ground Water Strategy and CIRIA Guidance (Part E, Chapter 25).</p>
<p>Investigations would be required to determine whether soakaways would work on each site option. This may be the only practical means to managing surface water.</p>	<p>It is likely that on site attenuation measures would be a common alternative to simple soakaways and their scale might result in a reduction in developable area which would affect site capacity.</p>
<p>Doctor surgeries that serve Christian Malford and Yatton Keynell would need to be capable of managing any increase in population. The capacity of these surgeries would need to be assessed in detail at the issues and should be assessed.</p>	<p>Should additional capacity be required in order to service a population increase, mitigation measures would likely be required in order to support development proposals. This may take the form of appropriate contributions towards improving doctor's surgery capacity.</p>

<p>Hullavington Primary School is currently full, but expansion could be possible in order to support additional capacity to cater for pupils arising from development. The school site is capable of expansion.</p>	<p>Mitigation would likely be required for development to proceed. This may take the form of appropriate contributions / provision of land for a new primary school facility.</p>
<p>Malmesbury Secondary School is forecast to be full but could be expanded.</p>	<p>Mitigation would likely be required for development to proceed. This may take the form of appropriate contributions towards improving secondary school capacity provision in the local area.</p>

SHLAA ref	Site Name
Site 689	Land directly behind Gardeners Drive, Hullavington

Figure G.1 Site 689 - Land directly behind Gardeners Drive, Hullavington

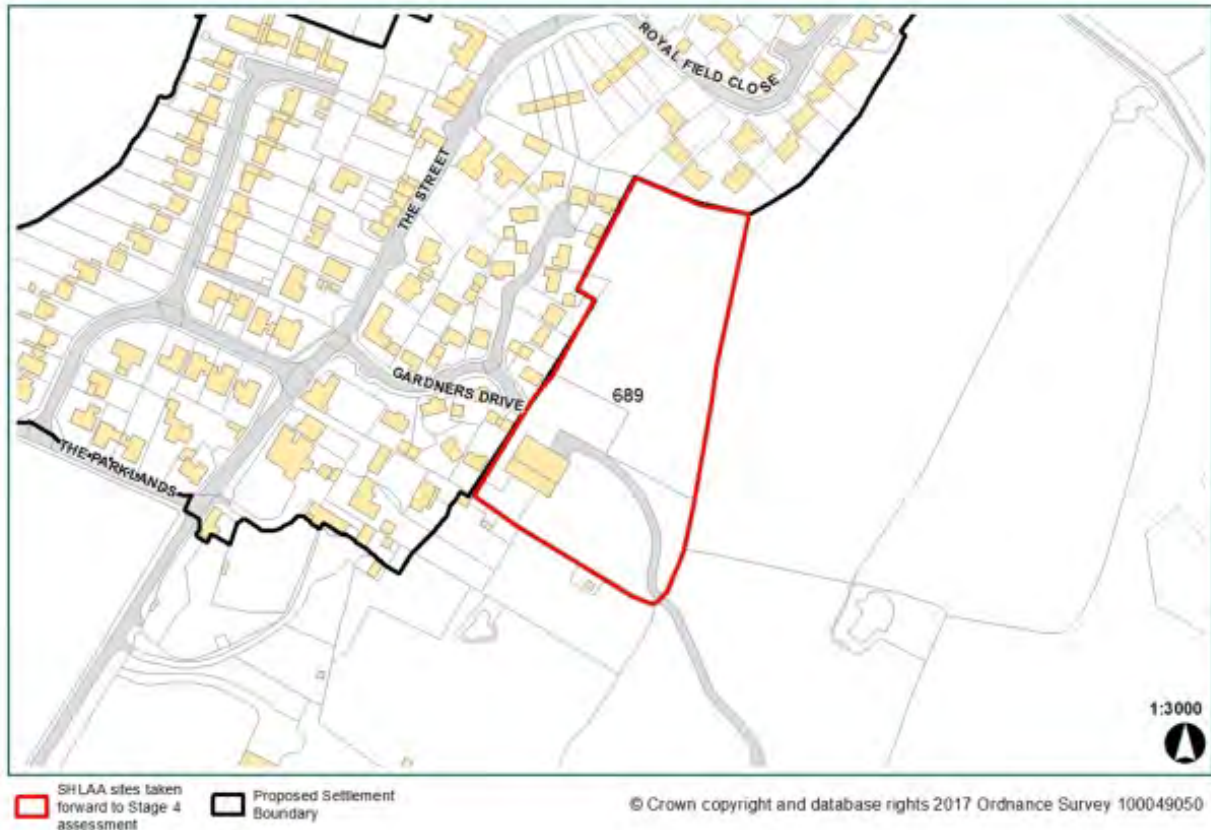


Table G.3 Site 689 - Land directly behind Gardeners Drive, Hullavington

SHLAA ref	Site Name
Site 689	Land directly behind Gardeners Drive, Hullavington
Step 1	
SA effects and mitigation measures	<p>EDUCATION</p> <ul style="list-style-type: none"> Development would lead to a requirement for new education facilities in the local area. This may take the form of appropriate contributions / providing land towards improving pupil capacity. <p>LANDSCAPE</p> <ul style="list-style-type: none"> There are strong hedgerow boundaries to the south and east. Additional native species planting should include hedgerow and trees to strengthen these features to screen and filter of views through the site. Taking account of

SHLAA ref	Site Name
Site 689	Land directly behind Gardeners Drive, Hullavington
	<p>existing structures, views of the site would be limited. This would result in a minor reduction to the capacity of the site.</p> <p>BIODIVERSITY</p> <ul style="list-style-type: none"> • There is potential for great crested newts to be breeding in nearby ponds to the south, southeast and northeast of the site. These features would need to be surveyed to inform any future planning application and the design of appropriate mitigation measures. This may reduce the dwelling capacity of the site. • Hedgerows along the eastern and southern boundary are the main features of interest, providing suitable habitat (Biodiversity Action Plan (BAP) Priority Habitat) for nearby populations of great crested newts (Hullavington Barracks). <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> • The south-east corner of the site is situated adjacent to the designated Hullavington Airbase Conservation Area. The location and visual containment of the site should however prevent any significant effect on the setting to the Conservation Area and its character. The capacity of the site is not likely to be affected but development should be informed by a Heritage Impact Assessment.
Accessibility	<p>Whilst the site is within walking distance of village services and the school, it is in a remote part of the village in comparison to the location of the primary school and other village services.</p> <p>The site represents an extension to more recent housing development at the southern end of the village. Vehicle access could therefore be achieved using Gardeners Drive.</p>
Overall suitability	<p>All potential issues regarding development of the site are considered capable of mitigation. However, the site is not considered to be well located in relation to the primary school notwithstanding it being within walking distance.</p> <p>The net developable area of the site would need to be marginally reduced, such that it would be capable of delivering approximately 30 dwellings, recognising the possibility of measures to safeguard habitat and reinforce existing landscape features.</p>
Step 2	
Fit with area strategy	<p>The area vision refers to modest levels of development to meet local housing need and to support rural services and local employment opportunities at large villages in the area.</p>

SHLAA ref	Site Name
Site 689	Land directly behind Gardeners Drive, Hullavington
	<p>The WCS also refers to the specific issue of potential re-use of the Hullavington MoD site which is directly to the east of this allocation site. The potential for some employment growth on the Hullavington site lends some justification for housing development at the village.</p> <p>The WCS points to the need to avoid development that might harm the special qualities of the Cotswold Area of Outstanding Natural Beauty (AONB) and this site is outside that designation.</p> <p>Development of this site could deliver approximately 30 dwellings, allowing for minor mitigation measures to be provided, in an Area of Search where there is an indicative requirement of 138 dwellings.</p>
Step 3	
Large Village site fit with Core Policy 1	<p>There is no capacity at the primary school and an additional classroom is necessary to enable development within the village to proceed. A more significant scale of development at the village may therefore be appropriate in order to support school expansion and provide for local housing needs. A further justification for such a scale of new housing is provided by the potential for employment growth at MoD site.</p> <p>School capacity would not be provided by the development of this site alone.</p> <p>The capacity of the site being modest however provides for the possibility of further site(s), offering greater choice of new housing.</p> <p>Development of this site for approximately 30 dwellings would moderately expand the village and would help deliver affordable housing needs identified in the local housing need survey ⁽³⁴⁾ undertaken in 2011.</p> <p>The emerging Hullavington Neighbourhood Plan is at a formative stage, not sufficiently advanced to address local housing needs at this stage. However, if the emerging neighbourhood plan reaches the 'Regulation 16' stage before the Housing Site Allocations Plan reaches Examination stage, a decision will need to be taken as to the efficacy of pursuing allocations at the village.</p>
Step 4	
Summary	<p>Development of approximately 30 dwellings would deliver a moderate and acceptable level of growth when considered within the context of the indicative housing requirements for the Community Area remainder.</p> <p>In landscape terms, visually, the site is reasonably well contained within the landscape by existing trees and hedgerows and visual impact could be improved by additional planting. It is in a location relatively distant from village facilities including the primary school, but nonetheless walkable.</p>

34 <http://www.intelligencenetwork.org.uk/planning-housing/>

SHLAA ref	Site Name
Site 689	Land directly behind Gardeners Drive, Hullavington
	<p>The size of the site renders it difficult to deliver additional school capacity on its own. However, if comprehensively delivered alongside other sites in the village the requirement for an additional classroom to meet capacity issues at the primary school would be achievable.</p> <p>If additional primary school capacity can be provided within the village, then this site would generate limited adverse impacts, all of which would be capable of being mitigated. Therefore the net sustainability benefit is considered to be moderate. Without additional education capacity at the village, the overall sustainability benefit of developing the site would be marginal because it is not certain that the positive effects associated with affordable housing delivery, increased biodiversity et al would outweigh negative ones.</p>

SHLAA ref	Site Name
Site 690	Land adjacent The Street, Hullavington

Figure G.2 Site 690 - Land adjacent The Street, Hullavington

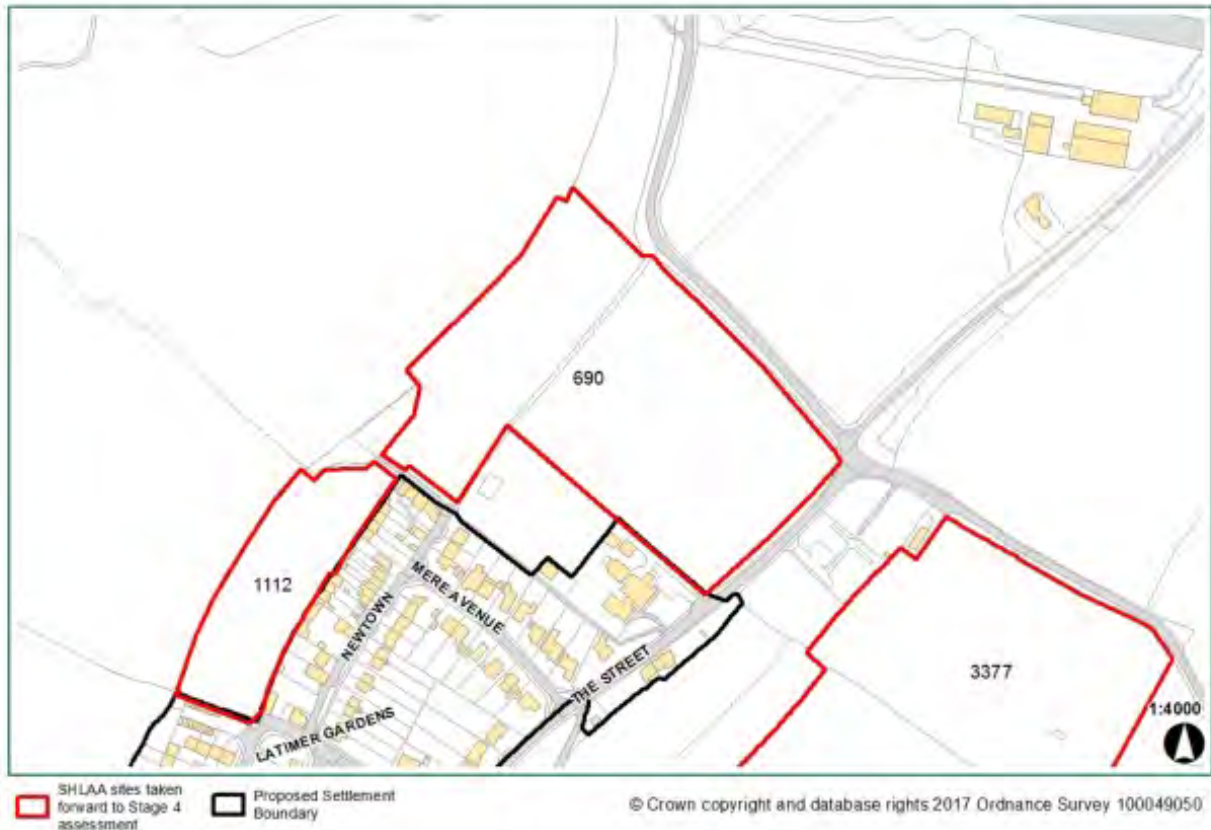


Table G.4 Site 690 - Land adjacent The Street, Hullavington

SHLAA ref	Site Name
Site 690	Land adjacent The Street, Hullavington
Step 1	
SA effects and mitigation measures	<p>EDUCATION</p> <ul style="list-style-type: none"> In the light of the primary education constraints in Hullavington, the location of the site adjacent to the primary school offers a potential benefit in terms of providing land for the future expansion of the village primary school and also, potentially, land for dual use recreation. This would however reduce the site's developable area. <p>LANDSCAPE</p>

SHLAA ref	Site Name
Site 690	Land adjacent The Street, Hullavington
	<ul style="list-style-type: none"> The visual impact on the wider landscape would need to be mitigated by substantial landscaping along the north and western boundaries of the site, reducing the site's developable area. <p>BIODIVERSITY</p> <ul style="list-style-type: none"> A tributary of Gauze Brook runs across the northern part of the site. A sufficient stand-off would avoid exacerbating flood risk. It would also provide a suitable basis for providing public open space and enhancing local biodiversity. This too would also reduce the developable area. <p>ODOUR QUALITY</p> <ul style="list-style-type: none"> A sewage treatment works is located approximately 220m north of the site. Therefore an odour assessment would be necessary to in order to support any subsequent planning application by ensuring that future residents are not vulnerable to odour nuisance. Any recommendations made in the assessment should be incorporated in to the site layout and design if necessary. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> There is an historic church footpath running diagonally across the site that should be retained and incorporated into any subsequent site layout. This could potentially reduce the dwelling capacity of the site.
Accessibility	<p>The site adjoins the village primary school and nursery and is within reasonable walking distance of village facilities.</p> <p>Given the extent of the site frontage, vehicular access off The Street could be achieved. The existing junction layout and visibility splays off The Street / Norton Road junction requires further consideration. Therefore a scheme to develop this site would need to provide suitable visibility splays and junctions. This may include significant alteration to the existing junction and even relocation of the junction, as well as speed limit alterations.</p>
Overall suitability	<p>All potential issues regarding development of the site are considered capable of mitigation. The site could provide land to expand the village primary school as well as land for recreation. It is also reasonably well-located in terms of access to village facilities.</p> <p>The effects identified in relation to the development of this site are considered capable of mitigation. The net developable area would nonetheless need to be reduced to accommodate mitigation measures to ensure sufficient landscaping to ensure acceptable visual impacts.</p> <p>Taking account of land needed to mitigate landscape, biodiversity and heritage impact issues the net developable area is considered capable of delivering approximately 50 dwellings which would significantly contribute towards meeting the overall indicative requirement for the Community Area Remainder.</p>

SHLAA ref	Site Name
Site 690	Land adjacent The Street, Hullavington
Step 2	
Fit with area strategy	<p>The area vision refers to modest levels of development to meet local housing need and to support rural services and local employment opportunities at large villages in the area.</p> <p>The WCS also refers to the specific issue of potential re-use of the Hullavington MoD site which is directly to the east of this allocation site. The potential for some employment growth on the Hullavington site lends some justification for housing development at the village.</p> <p>The WCS points to the need to avoid development that might harm the special qualities of the Cotswold AONB and this site is outside that designation.</p> <p>Development of this site could deliver approximately 50 dwellings in an Area of Search where there is an indicative requirement of 138 dwellings.</p>
Step 3	
Large Village site fit with Core Policy 1	<p>Development of this site for approximate 50 dwellings would by itself represent a reasonably significant expansion of the village over the remainder of the plan period. There is no capacity at the primary school and an additional classroom is necessary to enable development to proceed. A more significant scale of development at the village may therefore be appropriate in order to support school expansion and provide for local housing needs. A further justification for such a scale of new housing is provided by the potential for employment growth at MoD site.</p> <p>The development of this site alone could provide for the expansion of the village primary school. It also offers greater certainty that school expansion will be achieved and the timing of provision can be closely linked to development.</p> <p>A local housing needs survey ⁽³⁵⁾ undertaken in 2011 identified a need for affordable housing which the site would appear able to accommodate.</p> <p>The emerging Hullavington Neighbourhood Plan is at a formative stage, not sufficiently advanced to address local housing needs at this stage. However, if the emerging neighbourhood plan reaches the 'Regulation 16' stage before the Housing Site Allocations Plan reaches Examination stage, a decision will need to be taken as to the efficacy of pursuing allocations at the village.</p>
Step 4	
Summary	Development of approximately 0.25ha on the site for approximately 50 dwellings would deliver a significant, but nonetheless acceptable and justified level of growth when considered within the context of the indicative housing requirements for the Community Area Remainder.

35 <http://www.intelligencenetwork.org.uk/planning-housing/>

SHLAA ref	Site Name
Site 690	Land adjacent The Street, Hullavington
	<p>The site is well located in relation to the primary school and village services. All potential adverse effects are considered capable of successful mitigation. The overall sustainability benefit of developing this site is considered to be good or significant because adverse effects are outweighed by the benefits to the village, such as affordable housing, additional school capacity and greater certainty that allocation of the site provides.</p>

SHLAA ref	Site Name
Site 1112	Land to rear of Newton, Hullavington

Figure G.3 Site 1112 - Land to the rear of Newtown, Hullavington

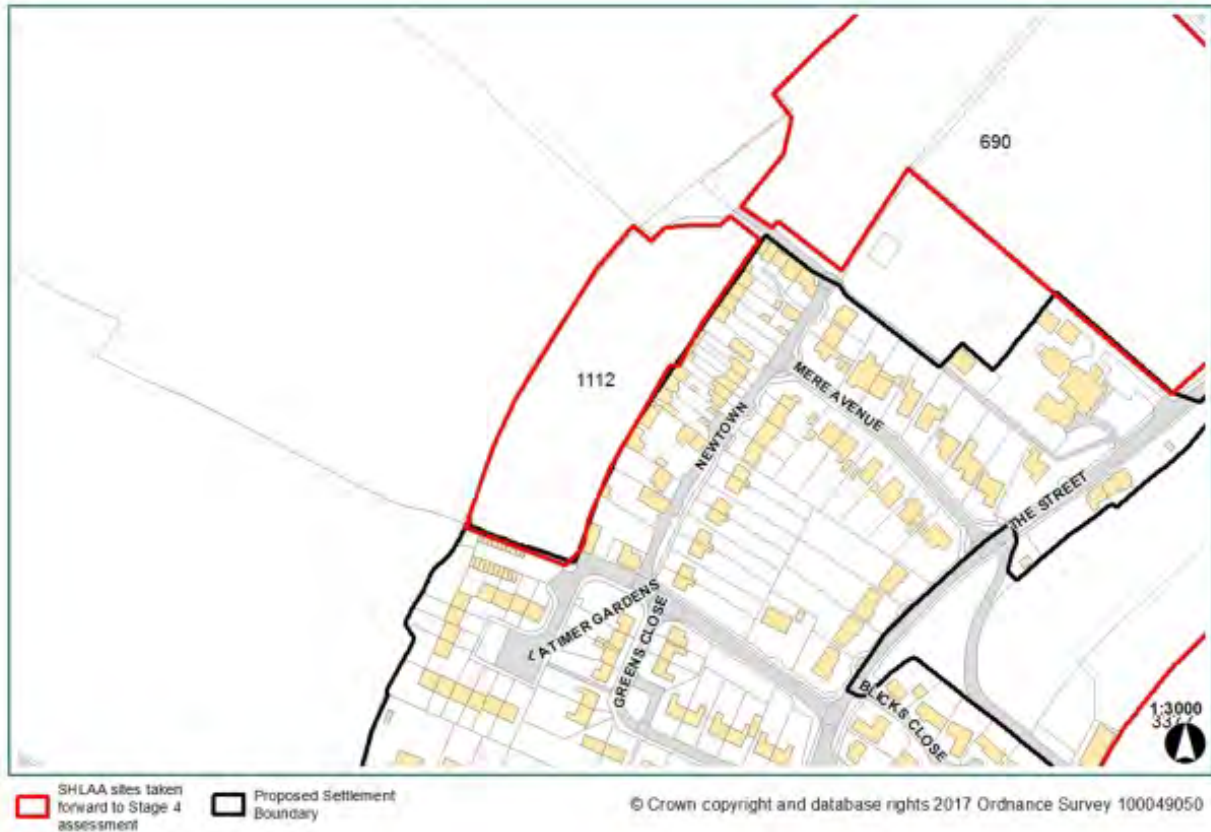


Table G.5 Site 1112 - Land to rear of Newton, Hullavington

SHLAA ref	Site Name
Site 1112	Land to rear of Newton, Hullavington
Step 1	
SA effects and mitigation measures	<p>EDUCATION</p> <ul style="list-style-type: none"> Development would lead to a requirement for new education facilities in the local area. This may take the form of appropriate contributions / providing land for improving pupil capacity. <p>LANDSCAPE</p> <ul style="list-style-type: none"> Housing development on this site would result in the loss of open farmland in a relatively prominent position. The shape of the site limits the scope for

SHLAA ref	Site Name
Site 1112	Land to rear of Newton, Hullavington
	<p>mitigation by varying building lines and additional planting. It could result in relatively substantial reduction in the developable area of the site.</p> <ul style="list-style-type: none"> The site adjoins older properties on the north-west edge of the village. Although these properties form an abrupt settlement edge, the varied arrangement of cottages and their relationship to the farmland/public rights of way (PRoW) network to the west add character to this part of the village and some loss by built development would be inevitable. <p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site slopes to the north and towards a tributary of Gauze Brook. The provision of a sufficient stand-off to the watercourse would avoid and mitigate the risk of flooding. It would also provide a basis for adding public open space and enhancing local biodiversity. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The site is located close to the Baptist Chapel (Grade II Listed Building). Development of the site may affect the significance of this asset and its setting. The chapel is visualised within in the context of the countryside and thereby visible through the existing field gate and from Newtown, through the burial ground and cottage garden. Development proposals would need to be informed by a Heritage Impact Assessment and designed to maintain the important sense of openness to the west of the site and this would reduce the developable area of the site. Access arrangements would need to be achieved in proximity to the Baptist Chapel, thereby introducing a significant urbanising effect to the area around the Listed Building. This would therefore denigrate the historic context of the Listed Building, thereby harming its significance and setting. A clear and convincing public interest justification would be needed to in order to support any subsequent development proposal.
Accessibility	<p>The site is well located in relation to the primary school and village services. It is served by footways which provide safe walking routes to the village centre as well as the nearby primary school with footways present in Latimer Gardens.</p> <p>The main access is off Newtown/Latimer Gardens which comes through existing residential development and which passes the listed Old Baptist chapel. There is also a single track to the site off Newtown to the north east of the site where several PRoW converge.</p>
Overall suitability	<p>Development of the site would likely affect the significance of a Listed Chapel. The overall site capacity would need to be substantially reduced in order to preserve its significance and to mitigate the visual impact of development on open farmland in a relatively prominent position.</p>

SHLAA ref	Site Name
Site 1112	Land to rear of Newton, Hullavington
	The net developable area would therefore need to be significantly reduced, but the site would nonetheless be capable of delivering approximately 10 dwellings which would help contribute towards meeting the overall indicative requirement for the Community Area Remainder. This scale of development, however, would not allow scope for affordable housing.
Step 2	
Fit with area strategy	<p>The area vision refers to modest levels of development to meet local housing need and to support rural services and local employment opportunities at large villages in the area.</p> <p>The WCS refers to the specific issue of potential re-use of the Hullavington MoD site sites directly to the east of this site. This potential for some employment growth lends some justification for housing development at the village.</p> <p>The WCS points to the need to avoid development that might harm the special qualities of the Cotswold AONB and this site is outside the designation.</p> <p>The site can deliver a capacity up to 10 dwellings, without scope for affordable housing, which would only be a very modest contribution towards meeting the overall indicative requirements of 138 dwellings for this Area of Search.</p>
Step 3	
Large Village site fit with Core Policy 1	<p>Development of this site for approximately 10 dwellings would not significantly expand the village. Notwithstanding the number of potential dwellings on this site, there is no capacity at the primary school and an additional classroom is necessary to enable development to proceed. A more significant scale of development at the village may therefore be appropriate in order to support school expansion and provide for local housing needs. A further justification for such a scale of new housing is provided by the potential for employment growth at MoD site.</p> <p>School capacity would not be provided by the development of this site alone. The limited capacity of the site however provides for the possibility of further site(s), offering greater choice of new housing.</p> <p>A local housing needs survey ⁽³⁶⁾ undertaken in 2011 identified a need for affordable housing. It is unlikely that this site would deliver the anticipated requirements to meet the current and projected affordable housing needs of the village.</p> <p>The emerging Hullavington Neighbourhood Plan is at a formative stage, not sufficiently advanced to address local housing needs at this stage. However, if the emerging neighbourhood plan reaches the 'Regulation 16' stage before the Housing Site Allocations Plan reaches Examination stage, a decision will need to be taken as to the efficacy of pursuing allocations at the village.</p>

36 <http://www.intelligencenetwork.org.uk/planning-housing/>

SHLAA ref	Site Name
Site 1112	Land to rear of Newton, Hullavington
Step 4	
Summary	<p>The site would deliver a small level of growth of approximately 10 dwellings when considered within the context of the indicative housing requirements for the Community Area remainder.</p> <p>Proximity to the Listed Chapel building would be problematic to mitigate, since vehicular access would be achieved off Newtown/Latimer Gardens. It is unclear whether there is a convincing justification for the likelihood of harming a Heritage Asset because of the relatively small scale of development that the site could accommodate.</p> <p>The site would require the need for landscaping to accommodate the loss of open farmland in a relatively prominent position.</p> <p>The size of the site may render it difficult to deliver additional school capacity on its own. However, if comprehensively delivered alongside other sites in the village the requirement for an additional classroom to meet capacity issues at the primary school would be achievable.</p> <p>Overall, even if additional primary school capacity can be provided, and despite a relatively good location, the sustainability benefits of developing the site are considered to be marginal.</p>

SHLAA ref	Site Name
Site 3377	Land at Green Lane, Hullavington

Figure G.4 Site 3377 - Land at Green Lane, Hullavington

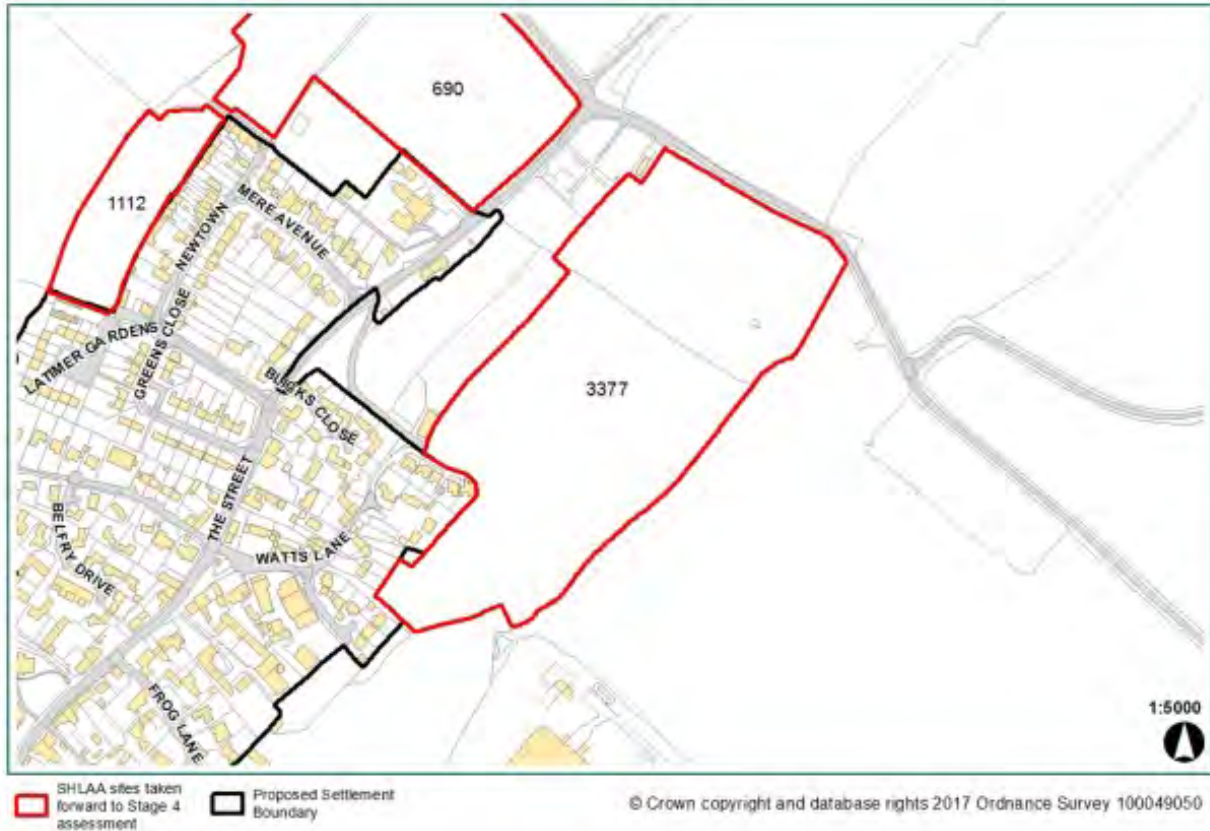


Table G.6 Site 3377 - Land at Green Lane, Hullavington

SHLAA ref	Site Name
Site 3377	Land at Green Lane, Hullavington
Step 1	
SA effects and mitigation measures	<p>EDUCATION</p> <ul style="list-style-type: none"> Development would lead to a requirement for new education facilities in the local area. This may take the form of appropriate contributions / providing land for improving pupil capacity. <p>LANDSCAPE</p> <ul style="list-style-type: none"> There is existing mature hedgerow and an extensive tree belt along the eastern site boundary. Additional native species planting could reinforce this.

SHLAA ref	Site Name
Site 3377	Land at Green Lane, Hullavington
	<ul style="list-style-type: none"> There do not appear to be any other existing natural features significant enough to enable a smaller self contained parcel of land for development as a reasonable alternative. New planting would be necessary to screen development and filter views on the northern boundary but scope to do so could be constrained because this boundary would include a new vehicle access. Nevertheless landscape and visual effects as a result of new housing on this site would be limited. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The site is situated adjacent to the designated Hullavington Airbase Conservation Area. Distant views of the designation's buildings lying low in the landscape could be affected by development encroaching into the foreground with such a substantial site. It is likely that part of the site would need to be kept free of development to preserve this aspect, thereby reducing the developable area of the site. Any subsequent development proposals would nonetheless need to be informed by a Heritage Impact Assessment.
Accessibility	<p>The site is located on the edge of the village. There is a footway that has access points to the site through Watts Lane but this appears to be unlit. Walking and cycling routes to the village appear to be unsafe and problematic. PRowS (HULL9 and HULL10) meet byways to the south of the site. Additional footpath connectivity could possibly be created by using this network.</p> <p>Sections of the site abut the road to the north-west. Engineering a new access on to this C road to serve such a substantial site would likely be problematic. It also appears that there is not the potential to provide a secondary vehicular access into the village.</p> <p>Therefore it is considered not possible to provide suitable access from this site without significant improvements to the local highway network.</p>
Overall suitability	<p>Potential issues with respect to heritage and landscape considerations are capable of mitigation, but the net developable area would need to be reduced as a consequence and a suitable location for development of approximately 135 dwellings on the site determined.</p> <p>The site appears reasonably well-located to village services however here is a lack of certainty that comprehensive and attractive routes for pedestrians and cyclists are deliverable. It is also uncertain that a suitable vehicular access can be provided.</p>
Step 2	
Fit with area strategy	The area vision refers to modest levels of development to meet local housing need and to support rural services and local employment opportunities at large villages in the area.

SHLAA ref	Site Name
Site 3377	Land at Green Lane, Hullavington
	<p>The WCS refers to the specific issue of potential re-use of the Hullavington MoD site sites directly to the east of this site. This potential for some employment growth lends some justification for housing development at the village.</p> <p>The WCS points to the need to avoid development that might harm the special qualities of the Cotswold AONB and this site is outside the designation.</p> <p>The delivery of approximately 135 dwellings would represent the whole of the community area's anticipated level of housing. It would not appear to be a modest level of growth proportionate to the size of the settlement.</p>
Step 3	
Large Village site fit with Core Policy 1	<p>Development of this site for approximately 135 dwellings would significantly expand the village and would appear to conflict with Core Policy 1.</p> <p>There is no capacity at the primary school and an additional classroom is necessary to enable development to proceed. A more significant scale of development at the village may therefore be appropriate in order to support school expansion and provide for local housing needs. A further justification for such a scale of new housing is provided by the potential for employment growth at MoD site.</p> <p>A local housing needs survey⁽³⁷⁾ undertaken in 2011 identified a need for affordable housing which this site would appear able to deliver a significant volume of affordable housing.</p> <p>To support an additional class would require growth in the order of approximately 50-60 dwellings. This could be more than provided by the development of this site alone. Despite the additional scope for affordable homes, the scale of development envisaged on this site would appear excessive and difficult to justify.</p>
Step 4	
Summary	<p>The delivery of approximately 135 dwellings would essentially constitute the whole of the Community Area Remainder's anticipated level of housing growth over the remaining Plan period. As such, development of this site would introduce a disproportionate level of housing which would not be consistent with the WCS.</p> <p>On the other hand, the site appears to be in a relatively good location and could deliver significant benefits to the village and local area such as affordable housing; and the ability to secure additional capacity at the local primary school.</p> <p>However, the scale of growth goes well beyond the number of dwellings that may be justified to secure the expansion of the village primary school. It is not considered possible to provide a suitable access to the site and adequate provision for pedestrians and cyclists is also doubtful.</p>

37 <http://www.intelligencenetwork.org.uk/planning-housing/>

SHLAA ref	Site Name
Site 3377	Land at Green Lane, Hullavington
	<p>The overall sustainability benefits to be accrued through the development of this site would therefore be marginal, particularly as it is not certain that the site is developable in its current form. The prime reason for uncertainty is due to the difficulties that would be involved in creating a safe means of vehicular access/egress. Consequently, it is not certain that any positive effects associated with the development of this site (e.g. delivery of affordable housing) would sufficiently outweigh the negative issues that would be generated in the village through a housing scheme that would be well in excess of local needs.</p>

SHLAA ref	Site Name
Site 482	Land East of Farrells Field, Yatton Keynell

Figure G.5 Site 482 -Land east of Farrells Field, Yatton Keynell

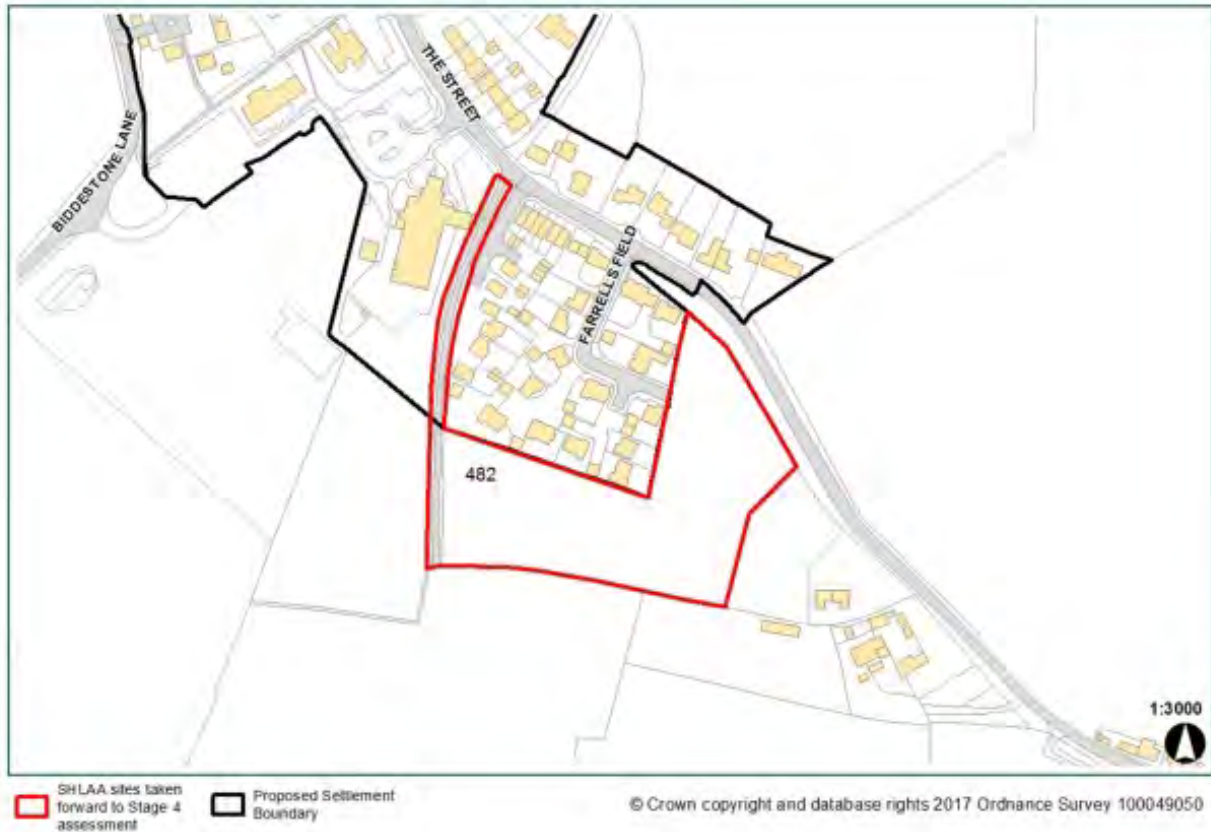


Table G.7 Site 482 - Land East of Farrells Field, Yatton Keynell

SHLAA ref	Site Name
Site 482	Land East of Farrells Field, Yatton Keynell
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> A woodland corridor and spur along western boundary should be retained as a wildlife corridor. This wooded track also provides habitat connectivity to the open countryside. <p>LAND USE</p> <ul style="list-style-type: none"> A Government Oil Pipeline crosses the site, and consideration would need to be given to safeguarding its route and the provision of maintenance access when devising a suitable layout for the site.

SHLAA ref	Site Name
Site 482	Land East of Farrells Field, Yatton Keynell
Accessibility	The site is relatively well located to the local services and facilities by foot and cycling. Vehicular access to the site can be achieved using Farrell Fields.
Overall suitability	<p>The effects identified in relation to the development of this site are considered capable of mitigation.</p> <p>The issues regarding development of the site appear capable of mitigation with very little loss of developable area. The site could accommodate approximately 30 dwellings which would contribute towards meeting the overall indicative requirement for the Community Area Remainder.</p>
Step 2	
Fit with area strategy	<p>The area vision refers to modest levels of development to meet local housing need and to support rural services and local employment opportunities at large villages in the area.</p> <p>WCS points to the need to avoid development that might harm the special qualities of the Cotswold AONB. This site is outside the designation.</p> <p>The delivery of approximately 30 dwellings would represent a moderate contribution towards meeting the overall indicative requirements for the area.</p>
Step 3	
Large Village site fit with Core Policy 1	<p>Development of this site for approximate 30 dwellings would moderately expand the built up area. There is sufficient capacity at the primary school to accommodate this moderate level of growth.</p> <p>A Neighbourhood Plan is not being prepared; and there has been no recent survey of local housing needs.</p>
Step 4	
Summary	<p>Development of approximately 1.3ha on this site would have the capacity of approximately 30 dwellings and would deliver a moderate and acceptable level of growth when considered within the context of the indicative housing requirements for the Community Area remainder.</p> <p>This site does have some adverse impacts however these can be mitigated and therefore the overall sustainability is considered to be moderate.</p>

Conclusion - selection of preferred sites

Table G.8 Conclusion - selection of preferred sites

Step 5	
Fit with spatial strategy	<p>Taking account of likely mitigation measures, the combined pool of site options in this area would deliver substantially more than the indicative 138 dwellings required over the remainder of the plan period.</p> <p>In relation to Yatton Keynell alone, the site options would deliver housing in line with previous build rates and would appear to represent modest growth that would contribute towards the provision of affordable housing.</p> <p>However, at Hullavington if all site options were allocated then growth at the village would not represent the modest growth envisaged by the WCS in Core Policy 1. It is therefore necessary to reject several site options at this stage of the assessment process in order to ensure the timely delivery of sustainable growth; and a solution to the identified shortfall in local education capacity.</p>
Selection of preferred sites	<p>At Hullavington, the need to provide an additional classroom for the primary school represents a constraint to development. This issue could be resolved more easily through the development of one site, compared to the difficulties that would be likely to arise if co-ordinating the development of several smaller sites.</p> <p>On the basis of evidence provided, one site adjacent to the village primary school offers good or significant overall sustainability benefits. All others, for a variety of reasons, are considered to be marginal.</p> <p>The site adjacent to the village primary school can provide land to enable an additional classroom. It is justified for this reason even though it is at a higher rate of growth than the recent past. It provides scope to address local needs for affordable housing and a further justification for such a scale of new housing is provided by the potential for employment growth at the MoD site. Potential adverse effects can be appropriately mitigated and the site is in a relatively good location to access local services and facilities.</p> <p>At Yatton Keynell, the site east of Farrells Field would result in an acceptable development to meet local needs. Development would avoid potential harm to the special qualities of the Cotswold AONB. The site is well-located to the village primary school and GP surgery. Identified possible adverse effects are minor and can be mitigated by measures that are reasonably straightforward. The scale of development, allowing for the likelihood of other smaller, windfall sites, is broadly consistent with rates over the first half of the plan period.</p> <p>These two preferred sites, at Hullavington and Yatton Keynell can together accommodate around 80 dwellings. It is anticipated that the remainder of the indicative housing requirement will be met by emerging neighbourhood plans. Additionally, it can also be expected that there will be a number of minor infill and re-development schemes.</p>
Preferred sites	<p>The following sites are considered to be available, achievable and deliverable within the Chippenham Community Area Remainder.</p>

Table G.9

Hullavington	
Site name	Approximate dwelling capacity
The Street	50
Yatton Keynell	
Site name	Approximate dwelling capacity
East of Farrells Field	30
TOTAL	80

Chippenham Community Area Remainder Topic Paper - Cabinet version

Corsham Community Area Topic Paper - Cabinet version

■	Main sections	
1	Introduction	3
2	Corsham Community area	5
3	Settlement boundary review	7
4	Overview of the site selection process	8
5	Outcome of the site selection process for Corsham	10
6	Outcome of the Corsham Community Area Remainder site selection process	11
7	Conclusions	12
■	Appendices	
A	Proposals for revised settlement boundaries	13

1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers ('CATP's) that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Corsham Community Area.

Settlement boundary review

1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan⁽¹⁾.

1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the plan period in accordance with national policy and to compliment Neighbourhood Planning.

Topic paper structure

1.5 *Table 1.1* shows the layout of the Corsham Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Corsham Community Area Topic Paper

#	Section	Appendices
2	Community area	Planning policy context for the Corsham Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Corsham	Summary of the site selection process for the Market Town of Corsham (Stage 1). It outlines the methodology and identifies whether housing site allocations for the town should be included in the Plan.	
6	Outcome of the Corsham Community Area Remainder site selection process	Where required a summary of the Corsham Community Area Remainder site selection process (Stage 1). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan.	
7	Conclusions	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

2. Corsham Community area

Context

- 2.1** The WCS provides the context for the Plan in relation to the Corsham Community Area. Core Policies 1 (Settlement Strategy) and 11 (Corsham Area Strategy) set out:
- the settlement hierarchy for sustainable development in the Corsham Community Area, and
 - associated indicative housing requirements.
- 2.2** Core Policy 11 requires approximately 1,395 homes to be provided, of which about 1,220 should occur at the Market Town of Corsham and approximately 175 homes will be provided in the rest of the Community Area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Corsham Community Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area (HMA).

Settlement strategy

- 2.3** The settlements listed in *Table 2.1* below fall within the Corsham Community Area.

Table 2.1 Settlement Strategy in the Corsham Community Area

Market Town	Corsham
Large Villages	Box, Colerne and Rudloe
Small Villages	Gastard, Lacock, Neston and Westwells

Issues and considerations

- 2.4** Core Policy 11 and the supporting text (paragraph 5.62) of the WCS identify specific issues to be addressed in planning for the Corsham Community Area, including:
- all development within the Community Area will need to have particular regard to the potential constraints of the Green Belt and conserve the designated landscape of the Cotswolds Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics
 - all development will maintain the integrity of the Bath and Bradford on Avon Bats Special Area of Conservation ⁽²⁾, having particular regard to the Wiltshire Bats SAC Guidance ⁽³⁾
- 2.5** The Wiltshire Infrastructure Delivery Plan ('IDP') ⁽⁴⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including:
- extension of existing primary schools and secondary school to provide additional places
 - provision of additional nursery school places

2 <http://jncc.defra.gov.uk/protectedsites/sacselection/sac.asp?EUCode=UK0012584>

3 <http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment/writingecologicalsurveysplanning.htm>

4 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Corsham Community Area.*

- support development of local primary care health facilities, as most practices at capacity
- capacity improvements to water supply and waste water infrastructure

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 The housing requirements for the Corsham Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for the Corsham Community Area at April, 2017⁽⁵⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Corsham	1,220	646	587	0
Corsham CA Remainder	175	255	96	0
Corsham total	1,395	901	684	0

Neighbourhood planning

2.8 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

2.9 Corsham Community Area has one neighbourhood plan in preparation. *Table 2.3* below shows that the stage of the neighbourhood planning process reached by this plan. If the neighbourhood plan was sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this would include information on whether it is allocating housing and reviewing settlement boundaries. For an explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁶⁾.

Table 2.3 Status of neighbourhood plans in the Corsham Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Corsham	Area Designation Consultation (Feb 2017)	Unknown	Unknown

⁵ Wiltshire Council (June 2017). Topic Paper 3 Housing Land Supply.

⁶ Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Corsham Community Area:

- Corsham
- Box
- Colerne, and
- Rudloe

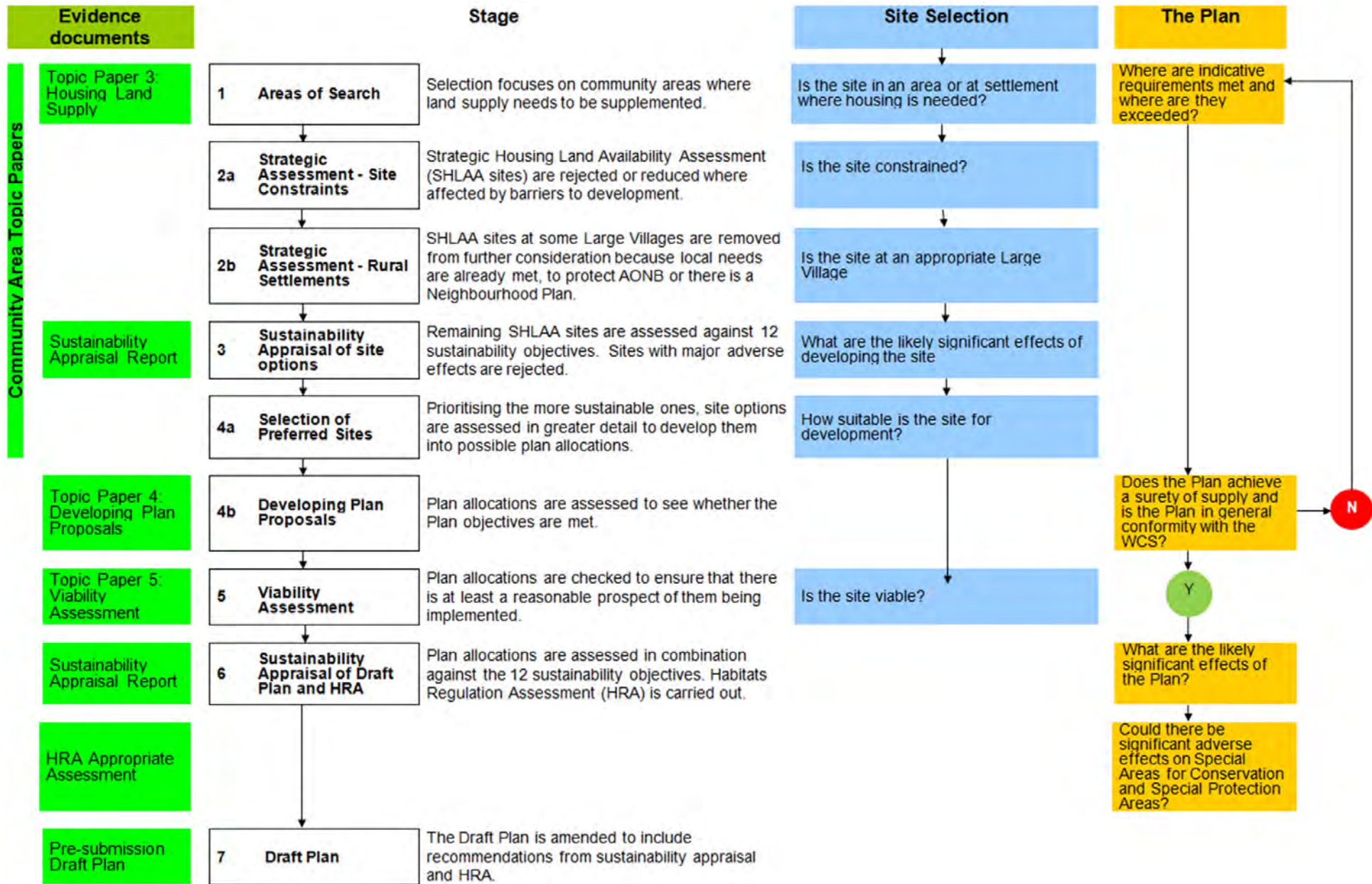
3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁷⁾.

3.3 No settlements in the Corsham Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

7 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology⁽⁸⁾.*



5. Outcome of the site selection process for Corsham

Overview

- 5.1 This section summarises the outcome of the site selection process for the Market Town of Corsham. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁹⁾.
- 5.2 The decisions taken after each stage of the process for Corsham, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3 The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Corsham Community Area. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4 *Table 2.2* demonstrates that there is not an indicative residual requirement for Corsham to be delivered during the Plan period.
- 5.5 Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the market town of Corsham and the site selection process ends after Stage 1.

9 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*

6. Outcome of the Corsham Community Area Remainder site selection process

Overview

- 6.1** This section summarises the outcome of the site selection process for the Corsham Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽¹⁰⁾.
- 6.2** The decisions taken after each stage of the process for the Corsham Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Corsham Community Area Remainder. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4** *Table 2.2* demonstrates that there is not an indicative residual requirement for the Corsham Community Area Remainder to be delivered during the Plan period.
- 6.5** Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Corsham Community Area Remainder and the site selection process ends after Stage 1.

10 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*

7. Conclusions

Corsham town

- 7.1 There is not an indicative residual requirement for the Market Town of Corsham to be delivered during the Plan period. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within Corsham and the site selection process ends after Stage 1.

Corsham Community Area Remainder

- 7.2 There is not an indicative residual requirement for Corsham Community Area Remainder to be delivered during the Plan period. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Corsham Community Area Remainder and the site selection process ends after Stage 1.

Settlement Boundary Review

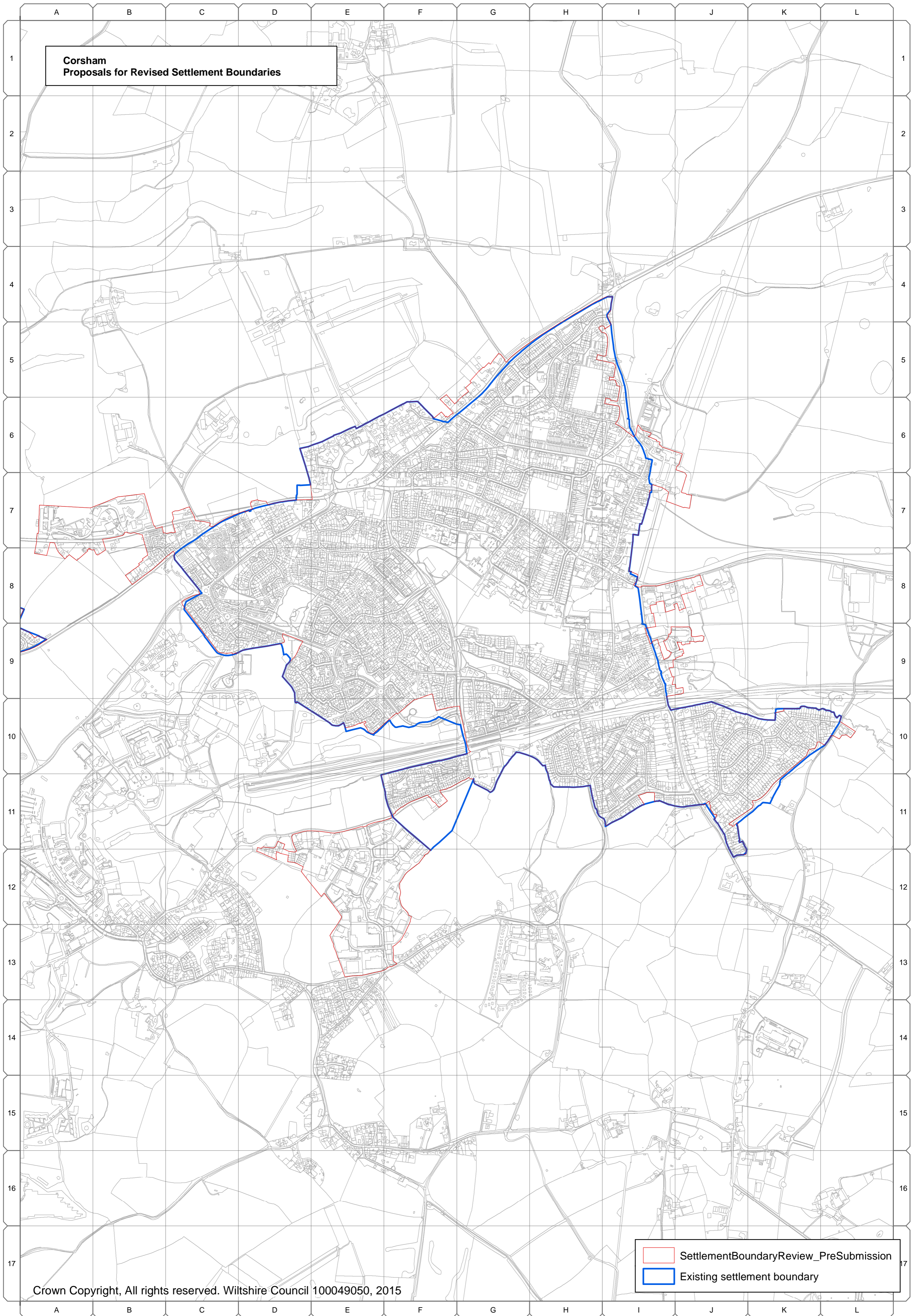
- 7.3 The Plan has reviewed the settlement boundaries of the following settlements within the Corsham Community Area:

- Corsham
- Box
- Colerne, and
- Rudloe

- 7.4 No settlements in the Corsham Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

Appendix A: Proposals for revised settlement boundaries

**Corsham
Proposals for Revised Settlement Boundaries**



SettlementBoundaryReview_PreSubmission
Existing settlement boundary

Corsham

A.1 The preceding map of Corsham illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹¹⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Corsham Settlement Boundary

Map Grid Reference (12)	Proposed Amendments
A7, A8, B7, B8, C7, C8	Amend boundary to include built residential and employment development that is physically related to the settlement.
D9	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside and to follow clearly defined physical feature.
E10, F9, F10, G10	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
D11, E11, E12, D12, E13, F11, F12, F13	Amend boundary to include built residential and employment development that is physically related to the settlement.
F11, G11	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
I11	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
J11, K11, K10, L10	Amend boundary to follow but not include clearly defined physical features - the road.
L10	Amend boundary to include built employment development that is physically related to the settlement.
K10	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I9, J9	Amend boundary to include built community facilities development (i.e. school) that is physically related to the settlement.
I8, J8, I9, J9	Amend boundary to include built residential development that is physically related to the settlement.
F5, F6, G5, G6	Amend boundary to include built residential development that is physically related to the settlement.

11 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

12 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'

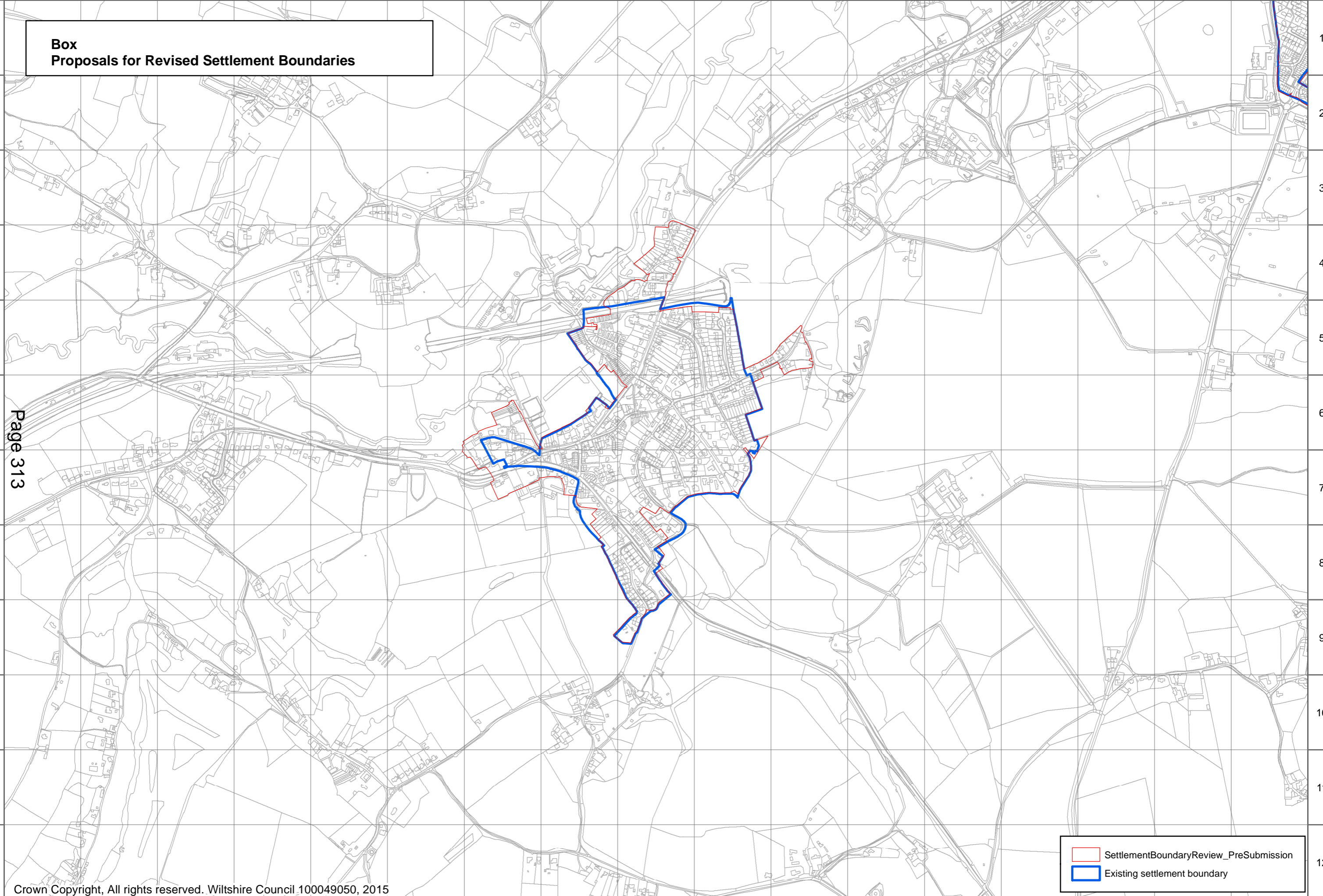
D7	Amend boundary to include built residential development physically related to the settlement.
D7 (NE)	Amend boundary to remove curtilage of property more closely related to the countryside.
I6, I7, J6, J7	Amend boundary to include built community facility development physically related to the settlement.
I5, J6	Amend boundary to follow the curtilages of properties on the settlement side of the road.

A B C D E F G H I J K L M N O P Q

1
2
3
4
5
6
7
8
9
10
11
12

**Box
Proposals for Revised Settlement Boundaries**

1
2
3
4
5
6
7
8
9
10
11
12



Page 313

SettlementBoundaryReview_PreSubmission
 Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Box

A.2 The preceding map of Box illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹³⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed Amendments to Box Settlement Boundary

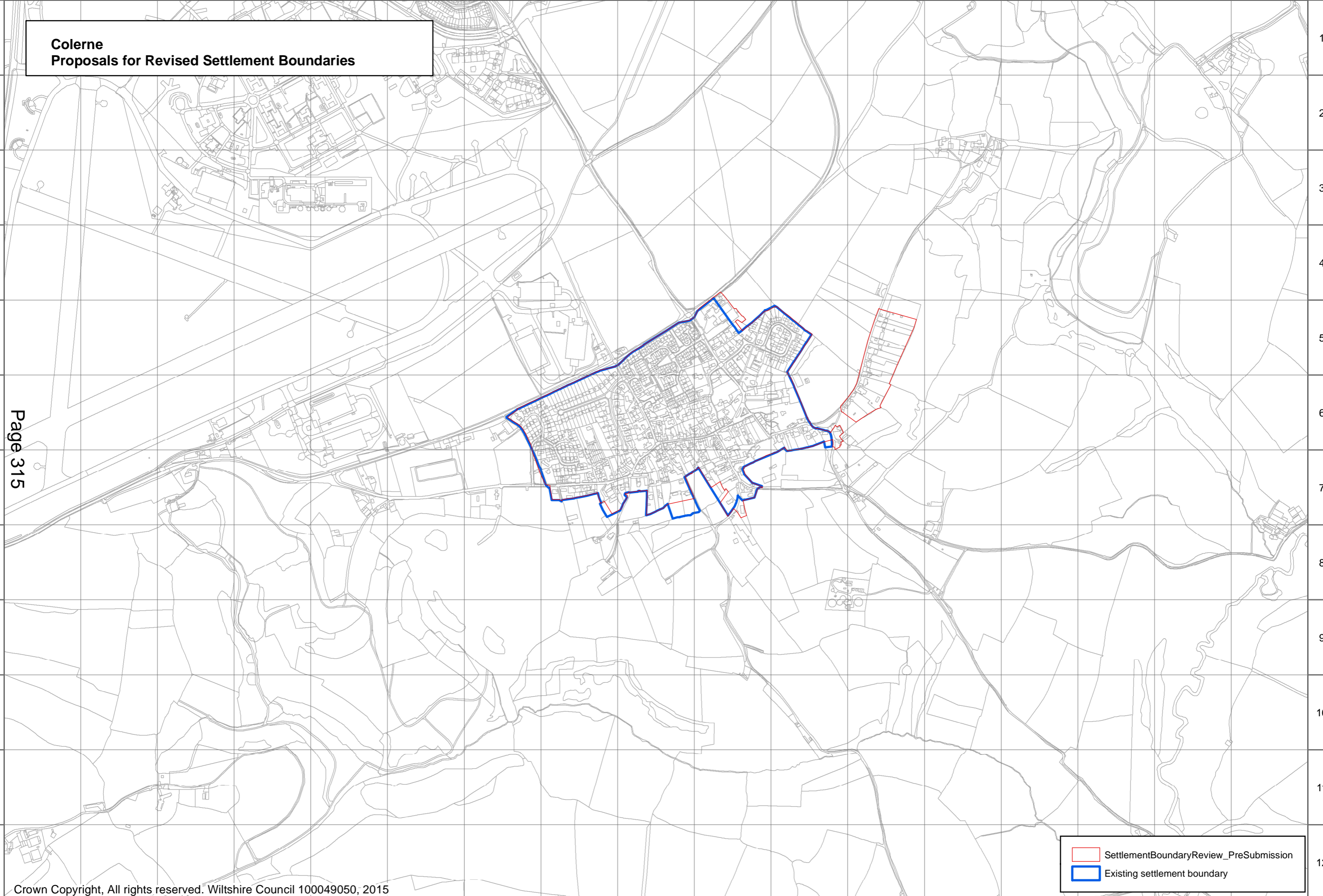
Map Grid Reference	Proposed Amendments
G6, G7	Amendment to boundary to include built residential development physically related to the settlement.
H6	Amend boundary to exclude recreational or amenity space at the edge of the settlement.
H5	Amend boundary to exclude area more closely related to the countryside.
H7, H8	Amend boundary to include built residential development that is physically related to the settlement and to exclude recreational or amenity space at the edge of the settlement
J5	Amend boundary to exclude area more closely related to the countryside and to follow defined physical feature.
J5, K5	Amend boundary to include built residential development that is physically related to the settlement.
J6	Amend boundary to include curtilage of property closely related to the settlement.
H4, I4	Amend boundary to include built residential development that is physically related to the settlement.
I7, I8	Amend boundary to remove employment development at the edge of the large village.

13 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

A B C D E F G H I J K L M N O P Q

1
2
3
4
5
6
7
8
9
10
11
12

**Colerne
Proposals for Revised Settlement Boundaries**



Page 315

SettlementBoundaryReview_PreSubmission
Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Colerne

A.3 The preceding map of Colerne illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁴⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed Amendments to Colerne Settlement Boundary



Map Grid Reference (15)	Proposed Amendments
J5, J4	Include community facilities physically related to the settlement.
L5, L6	Include area of built residential development that is physically related to the settlement.
K6 (E)	Include area of built residential development that is physically related to the settlement.
K6	Exclude curtilage of property with the capacity to extend the built form of the settlement.
J7 (S)	Include built residential development that is physically related to the settlement.
J7 (C)	Exclude area more closely related to the countryside that has the capacity to extend the built form of the settlement.
I7	Exclude curtilages of properties with the capacity to extend the built form of the settlement.
H7	Exclude curtilage of property with the capacity to extend the built form of the settlement.

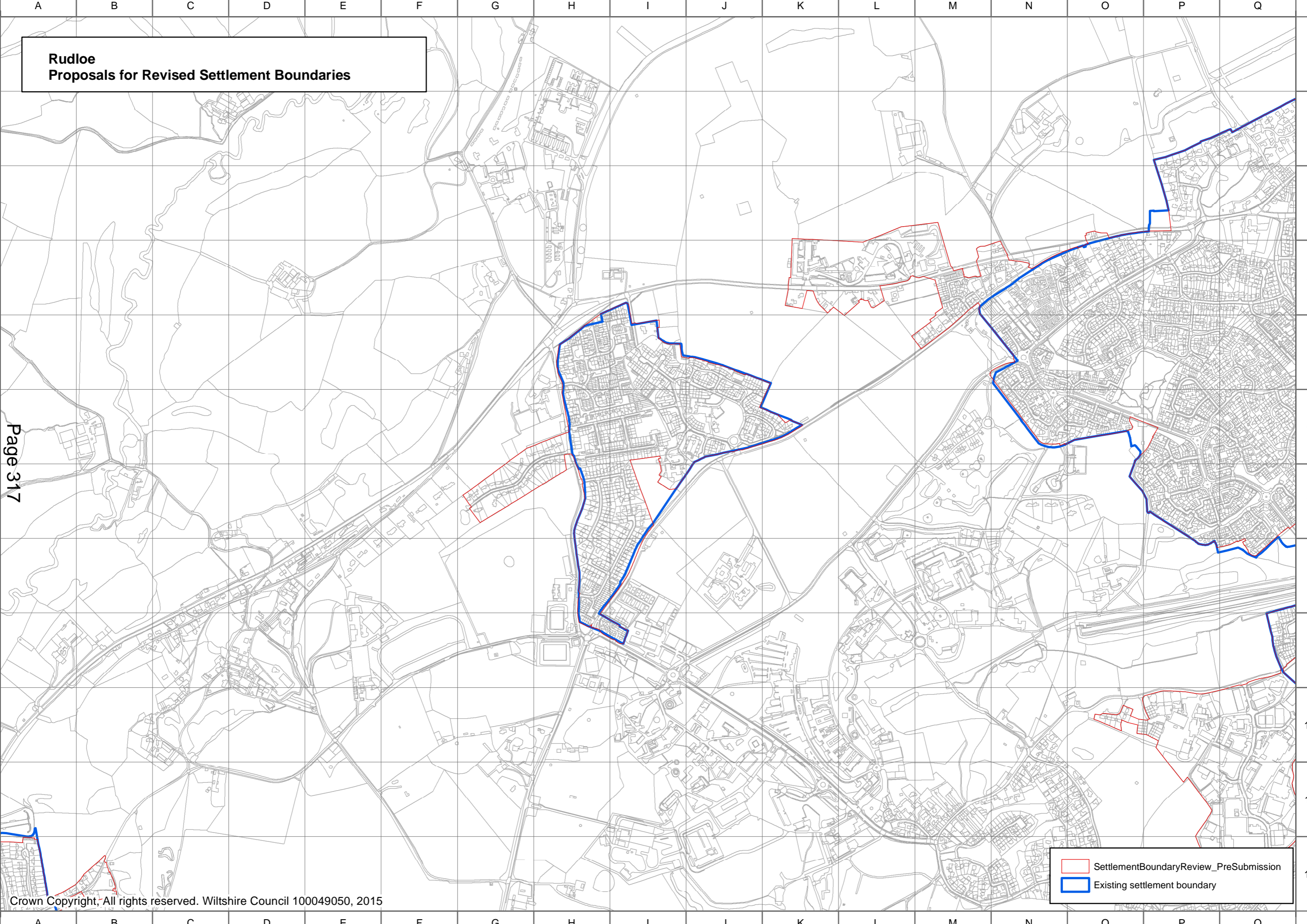
14 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

15 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'

**Rudloe
Proposals for Revised Settlement Boundaries**

Page 317

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary



Rudloe

A.4 The preceding map of Rudloe illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.4* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁶⁾. The grid reference numbers are those used on the map overleaf.

Table A.4 Proposed Amendments to Rudloe Settlement Boundary

Map Grid Reference	Proposed Amendments
G6, H6, G7, H7	Amend boundary to include built residential development that is physically related to the settlement.
I6, I7	Amend the boundary to exclude recreational or amenity space (i.e. school playing field) that relates to the countryside.
H5	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.

16 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

Corsham Community Area Topic Paper - Cabinet version

Devizes Community Area Topic Paper - Cabinet version

■	Main sections	
1	Introduction	3
2	Devizes Community area	6
3	Settlement boundary review	9
4	Overview of the site selection process	10
5	Outcome of the site selection process for Devizes	12
6	Outcome of the Devizes Community Area Remainder site selection process	13
7	Conclusions	21
■	Appendices	
A	Proposals for revised settlement boundaries	22
B	SHLAA sites considered during the site selection process	36
C	Exclusionary criteria considered at Stage 2a of the site selection process	38
D	Assessment criteria and output from Stage 2a of the site selection process	40
E	Assessment criteria and output from Stage 2b of the site selection process	48
F	Assessment criteria and output from Stage 3 of the site selection process	49
G	Assessment criteria and output from Stage 4a of the site selection process	63

1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Devizes Community Area.

Settlement boundary review

1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as part of preparing this Plan⁽¹⁾.

1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the Plan period in accordance with national policy and to compliment neighbourhood planning.

Topic paper structure

1.5 *Table 1.1* shows the layout of the Devizes Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Devizes Community Area Topic Paper

#	Section	Appendices
2	Community Area	Planning policy context for the Devizes Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Devizes	Summary of the site selection process for Devizes (Stage 1). It outlines the methodology and identifies whether housing site allocations at Devizes should be included in the Plan. This section summarises the outcome of the site selection process.	Appendix B contains maps of each settlement showing SHLAA sites considered during the site selection process. They show whether sites have been identified for allocation or at which stage they have been removed from the site selection process.
6	Outcome of the Devizes Community Area Remainder site selection process	Summary of the Devizes Community Area Remainder site selection process (Stage 1 to 4a). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan. This section summarises the outcome of the site selection process and provides justification for the Plan's proposed allocations.	<p>Appendix C contains maps of each settlement showing the exclusionary assessment criteria considered at Stage 2a of the site selection process.</p> <p>Appendix D contains the assessment criteria and output from Stage 2a of the site selection process.</p> <p>Appendix E contains the assessment criteria and output from Stage 2b of the site selection process.</p> <p>Appendix F contains the assessment criteria and output summary from Stage 3 of the site selection process.</p> <p>Appendix G contains the assessment criteria and output from Stage 4a of the site selection process.</p>

7	Conclusions	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	
---	--------------------	--	--

2. Devizes Community area

Context

- 2.1** The WCS provides the context for the Plan in relation to the Devizes Community Area. Core Policies 1 (Settlement Strategy) and 12 (Devizes Area Strategy) set out:
- the settlement hierarchy for sustainable development in the Devizes Community Area, and
 - associated indicative housing requirements.
- 2.2** Core Policy 12 requires approximately 2,500 new homes to be provided in the Devizes Community Area, of which about 2,010 homes should occur at Devizes and approximately 490 homes will be provided in the rest of the community area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Devizes Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

- 2.3** The settlements listed in *Table 2.1* below fall within the Devizes Community Area.

Table 2.1 Settlement Strategy in the Devizes Community Area

Market Town	Devizes
Local Service Centre	Market Lavington
Large Villages	Bromham, Potterne, Rowde, Urchfont, West Lavington / Littleton Pannell and Worton
Small Villages	All Cannings, Bishops Cannings, Easterton, Erlestoke, Great Cheverell and Marston

Issues and considerations

- 2.4** Core Policy 12 and the supporting text (paragraph 5.68) of the WCS identify specific issues to be addressed in planning for the Devizes Community Area, including:
- traffic congestion is a major issue in Devizes and will be a significant consideration when discussing future growth in Devizes.
 - air quality that is becoming a major issue in Devizes.
 - Non-strategic growth should be brought forward in accordance with Core Policy 2 and phased throughout the Plan period to deliver homes in a balanced manner that will enable infrastructure and traffic congestion issues to be addressed
 - the loss of green space within the town for development would undermine the character of Devizes
 - the rural identity of Bishops Cannings and Roundway parishes, together with sites of biodiversity value, are an important part of the landscape setting which helps define the character of Devizes

- all development within the community area will need to conserve the designated landscape of the North Wessex Downs AONB and its setting and where possible enhance its locally distinctive characteristics
- development associated with the Kennet and Avon Canal will need to protect and enhance its wildlife value, landscape setting and recreational use
- the north eastern section of the Devizes Community Area borders the Avebury section of the Stonehenge and Avebury World Heritage Site and contains a number of its attributes of outstanding universal value. Development will be particularly sensitive to these and the setting of the World Heritage Site.

2.5 The Wiltshire Infrastructure Delivery Plan ('IDP')⁽²⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area remainder, including.

- extension of existing primary schools to provide additional places
- expansion of existing secondary schools to provide additional places
- provision of additional nursery school places
- various transport measures at Devizes, including highways improvements, demand management, public transport, pedestrian and cycle network, and travel planning
- new urgent care centre and support development of local primary care health facilities, as most practices at capacity

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 The housing requirements for Devizes Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for Devizes Community Area at April 2017⁽³⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Devizes	2,010	1,447	689	0
Devizes CA Remainder	490	286	102	102
Devizes CA	2,500	1,733	792	102

2 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Devizes Community Area.*

3 Wiltshire Council (June 2017). *Topic Paper 3 Housing Land Supply.*

Neighbourhood planning

2.8 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

2.9 Devizes Community Area has three made neighbourhood plans and three in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by these plans. If a neighbourhood plan is sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this includes information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁴⁾.

Table 2.3 Status of neighbourhood plans in Devizes Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Devizes	Made plan (Sep 2015)	Yes, 364 dwellings	Yes ⁽⁵⁾
Market Lavington	Area Designation (Mar 2015)	Unknown at this stage	Unknown at this stage
Potterne	Made plan (Jan 2017)	Yes, approximately 20 dwellings	Yes
Urchfont, Wedhampton and Lydeaway	Made plan (Apr 2017)	Yes, 37 dwellings	Yes
West Lavington	Area Designation (Jul 2013)	Unknown at this stage	Unknown at this stage
Worton	Area Designation (Jul 2016)	Unknown at this stage	Unknown at this stage

4 Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

5 Devizes has a made Neighbourhood Plan which is considered to review its settlement boundary. The Devizes Neighbourhood Plan had the intention of including its site allocations within its settlement boundary however one allocation was omitted in error. Wiltshire Council have not conducted a wholesale review of the settlement boundary of Devizes however it does include the site omitted from the boundary in error in the Neighbourhood Plan.

3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Devizes Community Area:

- Devizes
- Bromham
- Market Lavington
- Rowde
- West Lavington and Littleton Pannell, and
- Worton

3.2 Devizes has a made neighbourhood plan which has reviewed its settlement boundary. The Devizes Neighbourhood Plan had the intention of including its site allocations within its settlement boundary however one allocation was omitted in error. Wiltshire Council has not conducted a wholesale review of the settlement boundary of Devizes. However, it does include the site omitted from the boundary in error in the neighbourhood plan.

3.3 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁶⁾.

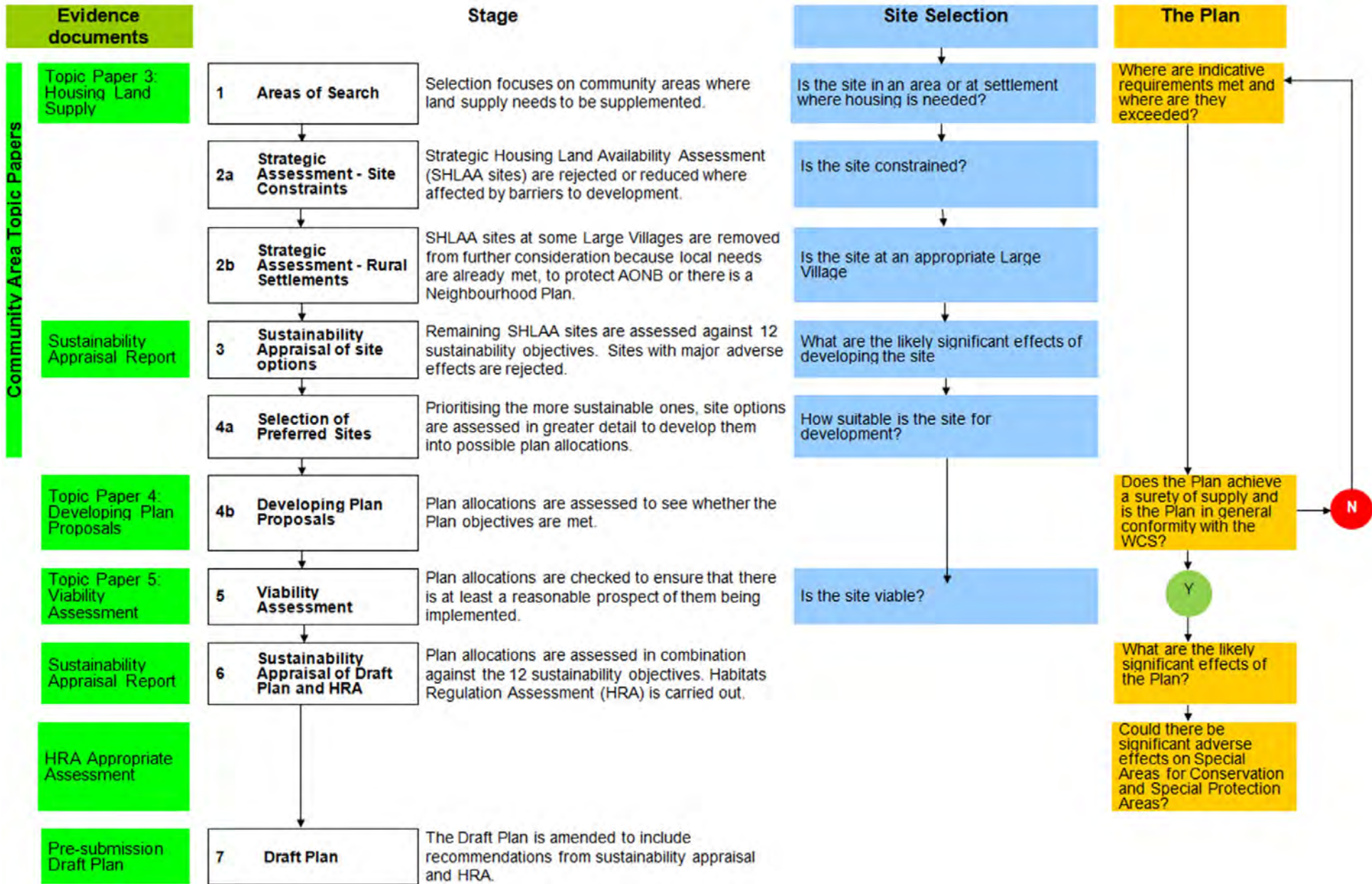
3.4 Potterne and Urchfont have made neighbourhood plans, which have reviewed their settlement boundaries through the neighbourhood planning process. Therefore, the settlement boundary review excludes these settlements from further consideration.

6 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology⁽⁷⁾.*

7 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology* .



5. Outcome of the site selection process for Devizes

Overview

- 5.1 This section summarises the outcome of the site selection process for the Market Town of Devizes. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁸⁾.
- 5.2 The decisions taken after each stage of the process for Devizes, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3 The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Devizes. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4 *Table 2.2* demonstrates that there is not an indicative residual requirement for Devizes to be delivered during the Plan period.
- 5.5 Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Market Town of Devizes and the site selection process ends after Stage 1.

8 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

6. Outcome of the Devizes Community Area Remainder site selection process

Overview

- 6.1** This section summarises the outcome of the site selection process for the Devizes Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁹⁾.
- 6.2** The decisions taken after each stage of the process for the Devizes Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual housing requirement outstanding for the Devizes Community Area Remainder. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4** *Table 2.2* demonstrates an indicative residual requirement of 102 dwellings for the Devizes Community Area Remainder to be delivered during the Plan period. However, a main purpose of the Plan is to ensure a surety of housing land supply. To a significant degree this objective is already met for the East Wiltshire Housing Market Area (HMA). There is therefore no strategic priority to allocate sites for housing land at Large Villages where scales of housing are intended to only meet local needs. The priority for planning control to pass to the local communities to develop their own vision for the future of their area takes precedence. Local needs can be addressed through neighbourhood planning. Large Villages in the East Wiltshire HMA are therefore removed from the 'areas of search'. Therefore, the broad 'area of search' for the Devizes Community Area Remainder will only include Market Lavington, which is classified under Core Policy 1 of the WCS as a Local Service Centre.
- 6.5** Therefore, the Plan will need to consider the potential to allocate additional land to help meet the indicative residual requirement. The site selection process for the Devizes Community Area Remainder progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

- 6.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in the Devizes Community Area Remainder. Strategic Housing Land Availability Assessment (SHLAA) sites at Market Lavington are assessed against a range of exclusionary criteria. They are removed or reduced in capacity where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 6.7** Only SHLAA sites in the immediate surrounds of settlements are considered through the Stage 2a assessment. Sites within the open countryside or at Small Villages (i.e. not located at Large Villages, Local Service Centres, Market Towns or Principal Settlements) are not considered as potential housing allocation sites and, therefore, removed from further assessment⁽¹⁰⁾.
- 6.8** *Table 6.1* below lists SHLAA sites removed prior to the Stage 2a assessment on this basis.

9 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

10 Wiltshire Council (September 2011). Strategic Housing Land Availability Assessment (SHLAA) Methodology. Paragraph 5.44.

Table 6.1 SHLAA sites removed prior to Stage 2a for being in the open countryside or at a Small Village

Area of search	SHLAA sites in the open countryside or at a Small Village
Devizes CA Remainder	26, 344, 345, 522, 541, 615, 618, 640, 652, 725, 1056, 1057, 1058, 1060, 1065, 1070, 1074, 2078, 2079, 3210, 3241, 3358, 3359, 3360, 3467, 3513, 3531

6.9 Appendix B contains a map of Market Lavington, showing SHLAA sites considered during the site selection process. Appendix C contains maps showing the exclusionary criteria, while Appendix D contains the assessment criteria and output from Stage 2a, including reasons why individual sites have been removed.

6.10 Table 6.2 below summarises the output from the Stage 2a strategic assessment for the Devizes Community Area Remainder, where the only settlement considered at this area of search is Market Lavington.

Table 6.2 SHLAA sites considered at Stage 2a in the Devizes Community Area Remainder

Settlement	SHLAA sites removed due to application of Exclusionary Criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Market Lavington	619, 623, 712, 1061, 3412, 3500	529, 530, 374, 3268, 1089, 2055, 3443

6.11 Appendix B highlights SHLAA sites removed after Stage 2 of the site selection process.

Stage 3: Sustainability Appraisal of remaining SHLAA sites

6.12 After this high level assessment, remaining potential sites have been assessed using Sustainability Appraisal (SA). The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site has been assessed against each of the objectives using a consistent set of decision-aiding questions. Each option was then scored under each objective based on a generic assessment scale from major positive to a major adverse effect⁽¹¹⁾.

6.13 Appendix F contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for the Devizes Community Area Remainder. Detailed assessments of individual sites are included within the Sustainability Appraisal Report⁽¹²⁾.

6.14 Potential sites are rejected where the appraisal concludes development would result in one or more major adverse effects. The remaining potential sites in each area or settlement are compared in terms of the balance of their sustainability benefits versus adverse effects. The appraisal therefore suggests potential sites that are 'more sustainable' or 'less sustainable', as shown in Table 6.3.

Table 6.3 SHLAA sites considered at Stage 3 in the Devizes Community Area Remainder

SHLAA ref	Site name	Outcome after Stage 3
Market Lavington		

11 Wiltshire Council (June 2017). Sustainability Appraisal.

12 Wiltshire Council (June 2017). Sustainability Appraisal.

SHLAA ref	Site name	Outcome after Stage 3
Site 374	R/O 37 White Street	More Sustainable
Site 529	Southcliffe Road	More Sustainable
Site 530	Fiddington Hill	More Sustainable
Site 1089	Southcliffe	More Sustainable
Site 2055	Underhill Nursery	More Sustainable
Site 3268	Land at the Spring	Rejected
Site 3443	East of Lavington School	More Sustainable

Sites removed after Stage 3

6.15 Table 6.4 below shows sites rejected after Stage 3, together with the main reasons.

Table 6.4 SHLAA sites rejected after Stage 3 in the Devizes Community Area Remainder

SHLAA ref	Site name	Reasons for rejected after Stage 3
Market Lavington		
Site 3268	Land at the Spring	<ul style="list-style-type: none"> Major adverse effects associated with the high potential for archaeology which could not be mitigated if the presence of the medieval fish ponds post-medieval meadows is confirmed.

Sites taken forward

6.16 Table 6.5 below shows sites taken forward to the next stage of the site selection process.

Table 6.5 Sites taken forward after Stage 3 in the Devizes Community Area Remainder

SHLAA ref	Site name
Market Lavington	
Site 374	R/O 37 White Street
Site 529	Southcliffe Road
Site 530	Fiddington Hill
Site 1089	Southcliffe
Site 2055	Underhill Nursery
Site 3443	East of Lavington School

6.17 Appendix B highlights SHLAA sites rejected after Stage 3 of the site selection process.

Stage 4a: Selection of preferred sites

6.18 The purpose of this stage, which involves five steps, is to select those SHLAA sites that should be site allocations. The 'more sustainable' sites (site options), resulting from the assessment in Stage 3, are individually assessed in more detail for suitability and fit with area strategy (steps 1-4). The conclusion selects preferred sites (step 5)⁽¹³⁾.

6.19 **Appendix G** contains the assessment criteria and output from Stage 4a of the site selection process for the Devizes Community Area Remainder. This includes site boundaries and an approximate dwelling capacity for the preferred sites identified for allocation, as well as identifying particular considerations connected to each site that should be referred to by the Plan.

6.20 Table 6.6 below shows the site options considered at Stage 4a.

Table 6.6 Site options considered at Stage 4a in the Devizes Community Area Remainder

SHLAA ref	Site name	SHLAA capacity
Market Lavington		
Site 374	R/O 37 White Street	24
Site 529	Southcliffe Road	92
Site 530	Fiddington Hill	31
Site 1089	Southcliffe	23
Site 2055	Underhill Nursery	46
Site 3443	East of Lavington School	16
TOTALS		232

Sites removed after Stage 4a

6.21 Table 6.7 below shows the site options removed after Stage 4a.

Table 6.7 Sites options removed after Stage 4a in the Devizes Community Area Remainder

SHLAA ref	Site name	Reasons for removing after Stage 4a
Market Lavington		
Site 374	R/O 37 White Street	<ul style="list-style-type: none"> Development at this site would very likely have a significant adverse impact on the amenity and setting of the Conservation Area. It would be difficult to achieve a pattern of development that protects and enhances the character of the settlement and the Conservation Area. Achieving a suitable access would be problematic without further negative effects on the Conservation Area, neighbouring residents and highway safety.

13 Wiltshire Council (June 2017). Topic Paper 2: Site Selection Process Methodology

SHLAA ref	Site name	Reasons for removing after Stage 4a
Site 529	Southcliffe Road	<ul style="list-style-type: none"> • Development is likely to have significant adverse impacts on the amenity and setting of the Conservation Area. • It would be difficult to achieve an appropriate pattern of development to reflect that which is prevalent in this part of the village. As such, development would be unlikely to appropriately protect and enhance the character of the settlement and the Conservation Area.

Preferred sites

6.22 Table 6.8 below shows the preferred sites identified for allocation and the revised capacity following the consideration of necessary mitigation measures and the need to reduce the net developable area.

Table 6.8 Preferred sites identified for allocation in the Devizes Community Area Remainder.

SHLAA ref	Site name	Approximate capacity after mitigation
Market Lavington		
Site 1089	Southcliffe	15
Site 2055 / 530	Underhill Nursery / Fiddington Hill	50
Site 3443	East of Lavington School	15
TOTAL:		80

6.23 Sites 530 and 2055 have been combined, as together they present an opportunity to holistically provide a significant level of housing development in a sustainable location, a consolidated access/egress arrangement, open space and landscaping. Therefore, three available, achievable and deliverable sites are identified for allocation in Market Lavington. The following paragraphs set out the justification for their allocation.

Site 530/ 2055 - Fiddington Hill/ Underhill Nursery

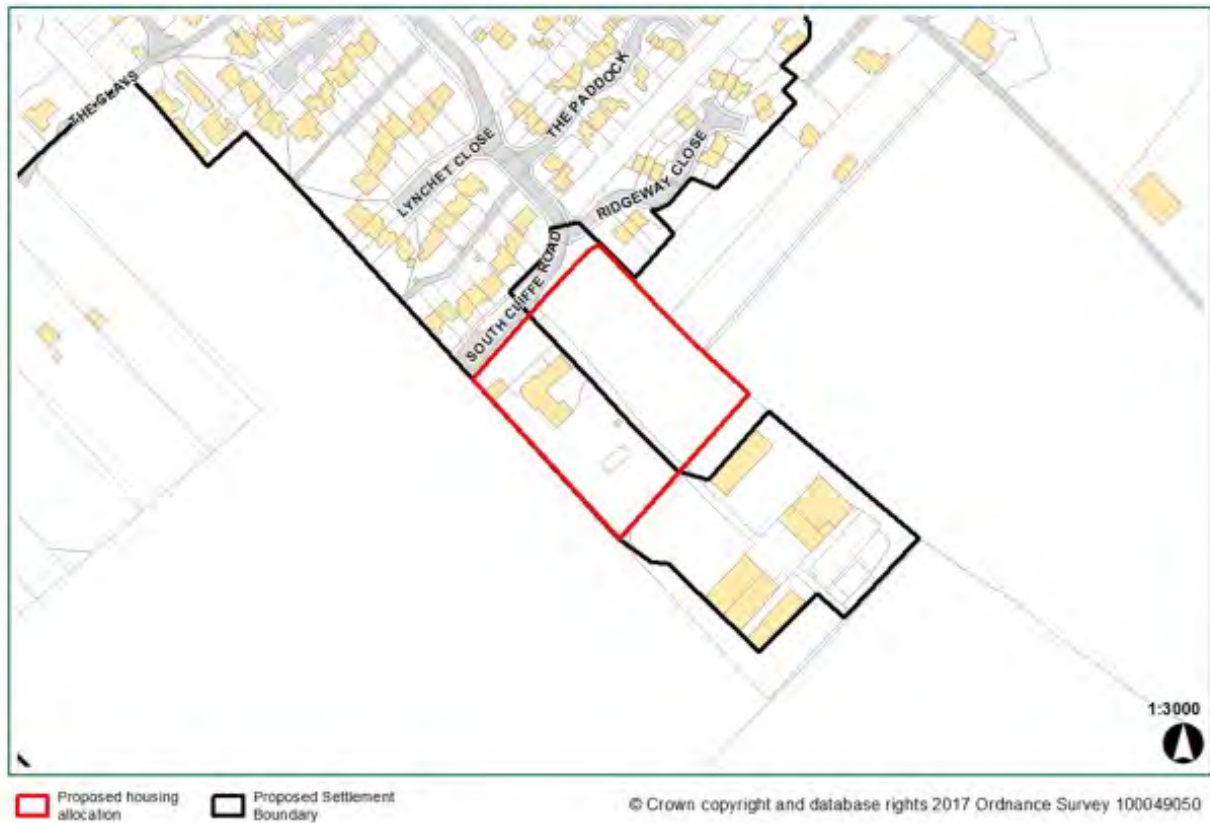
Figure 6.1 Site 530/ 2055 - Fiddington Hill/ Underhill Nursery



- 6.24** Whilst Site 530 has a number of significant impacts and constraints, it is considered that these are not insurmountable, based on available evidence at the time of assessment. If developed together with the adjoining site (2055) the opportunity to address on site constraints would be greatly enhanced. The capacity of the site is approximately 15 dwellings. Capacity may be reduced as informed by further detailed assessments required through the planning application process. The site contributes to the area strategy and could help settlement become more self-contained.
- 6.25** Site 2055 has some significant adverse impacts and constraints, particularly in regard to access and drainage, however it is considered that these are not insurmountable, based on available evidence at the time of assessment. The capacity of the site is approximately 35 dwellings. Capacity may be reduced as informed by further detailed assessments required through the planning application process. If allocated in combination with the adjoining site (530) the opportunity to address site constraints would be enhanced. The site contributes to the area strategy and could help Market Lavington become more self-contained.

Site 1089 - Southcliffe

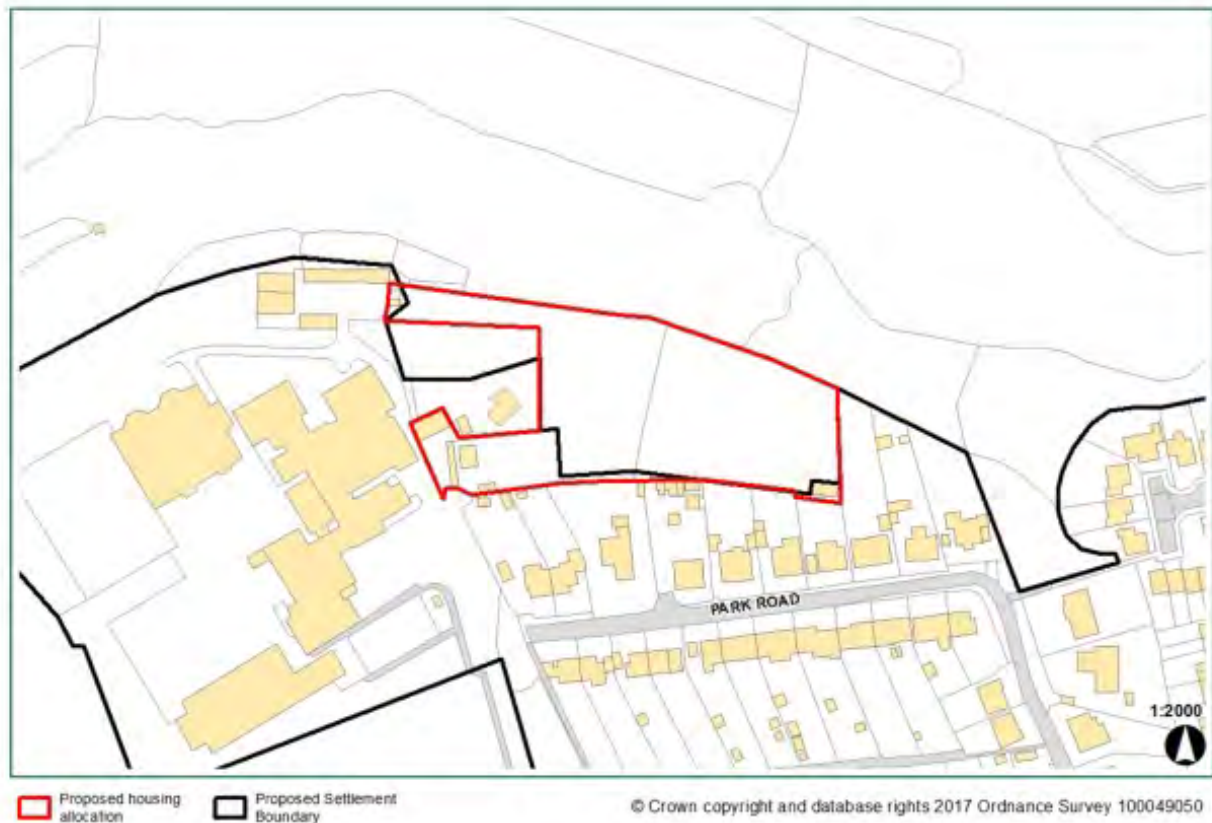
Figure 6.2 Site 1089 - Southcliffe



- 6.26** Development of the site would have some adverse impacts. However it is considered that these are not insurmountable. The approximate capacity of the site is 15 dwellings. Capacity may be reduced as informed by further detailed assessments required through the planning application process. The site contributes to the area strategy and could help Market Lavington become more self-contained.

Site 3443 - East of Lavington School

Figure 6.3 Site 3443 - East of Lavington School



6.27 Whilst this site has a number of significant impacts and constraints, it is considered that these are not insurmountable, based on available evidence at the time of assessment. The approximate capacity of the site is 15 dwellings. Capacity may be reduced as informed by further detailed assessments required through the planning application process. The prospect of a shared access with the school would likely raise issues of safety and security which may be problematic to address. Further dialogue with the school would be required in order to secure agreement over the suitability of access/egress arrangements. The site contributes to the area strategy and could help Market Lavington become more self-contained.

6.28 **Appendix B** highlights SHLAA sites removed after Stage 4a of the site selection process and preferred sites identified for allocation.

7. Conclusions

Devizes

- 7.1 There is not an indicative residual requirement at the Market Town of Devizes to be delivered during the Plan period. Therefore, the Plan will not need to allocate additional land at the town to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation at Devizes and the site selection process ends after Stage 1.

Devizes Community Area Remainder

- 7.2 There is an indicative residual housing requirement of 102 dwellings for the Devizes Community Area Remainder. *Table 7.1* below shows the three preferred sites that have been identified for allocation.

Table 7.1 Preferred sites identified for allocation in the Devizes Community Area Remainder.

SHLAA ref	Site name	Approximate dwelling capacity
Market Lavington		
Site 1089	Southcliffe	15
Site 2055 / 530	Underhill Nursery / Fiddington Hill	50
Site 3443	East of Lavington School	15
TOTAL:		80

Settlement Boundary Review

- 7.3 The Plan has reviewed the settlement boundaries of the following settlements within the Devizes Community Area:
- Devizes
 - Bromham
 - Market Lavington
 - Rowde
 - West Lavington and Littleton Pannell, and
 - Worton
- 7.4 Devizes has a made neighbourhood plan which has reviewed its settlement boundary. The Devizes Neighbourhood Plan had the intention of including its site allocations within its settlement boundary however one allocation was omitted in error. Wiltshire Council have not conducted a wholesale review of the settlement boundary of Devizes however it does include the site omitted from the boundary in error in the neighbourhood plan.
- 7.5 Potterne and Urchfont have made neighbourhood plans that have reviewed their settlement boundaries through their neighbourhood planning processes. Therefore, the settlement boundary review excludes these settlements from further consideration.

Appendix A: Proposals for revised settlement boundaries

Devises
Proposals for Revised Settlement Boundaries

Page 343

SettlementBoundaryReview_PreSubmission
Existing settlement boundary

Devizes

A.1 The preceding map of Devizes illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁴⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Devizes Settlement Boundary

Map Grid Reference	Proposed Amendment
H8	Amend boundary to include site allocated in the Devizes Neighbourhood Plan that was omitted from its settlement boundary review in error.

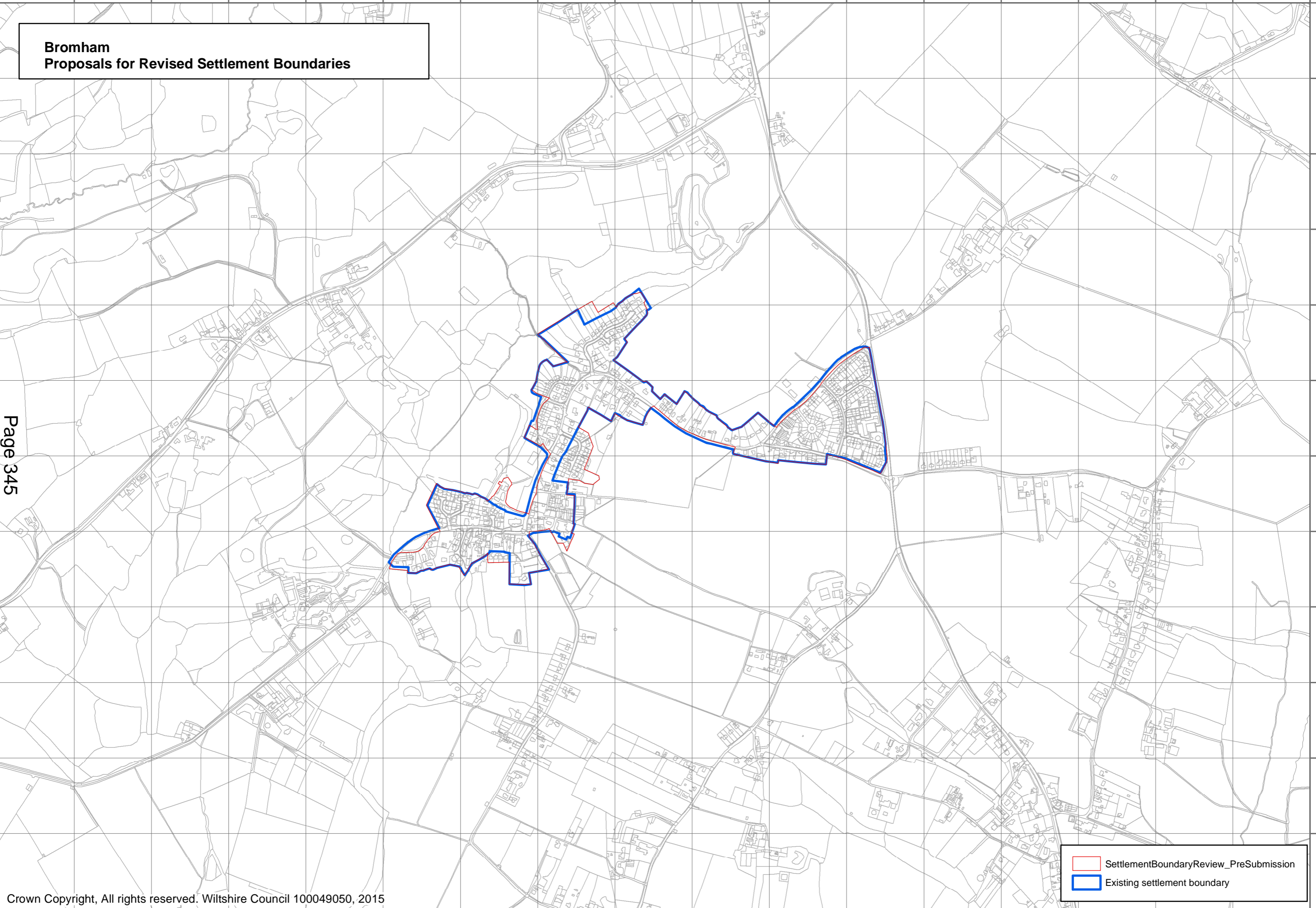
14 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.



A B C D E F G H I J K L M N O P Q

1
2
3
4
5
6
7
8
9
10
11
12

**Bromham
Proposals for Revised Settlement Boundaries**

Page 345



	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Bromham

A.2 The preceding map of Bromham illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁵⁾. The grid reference numbers are those used on the map overleaf.

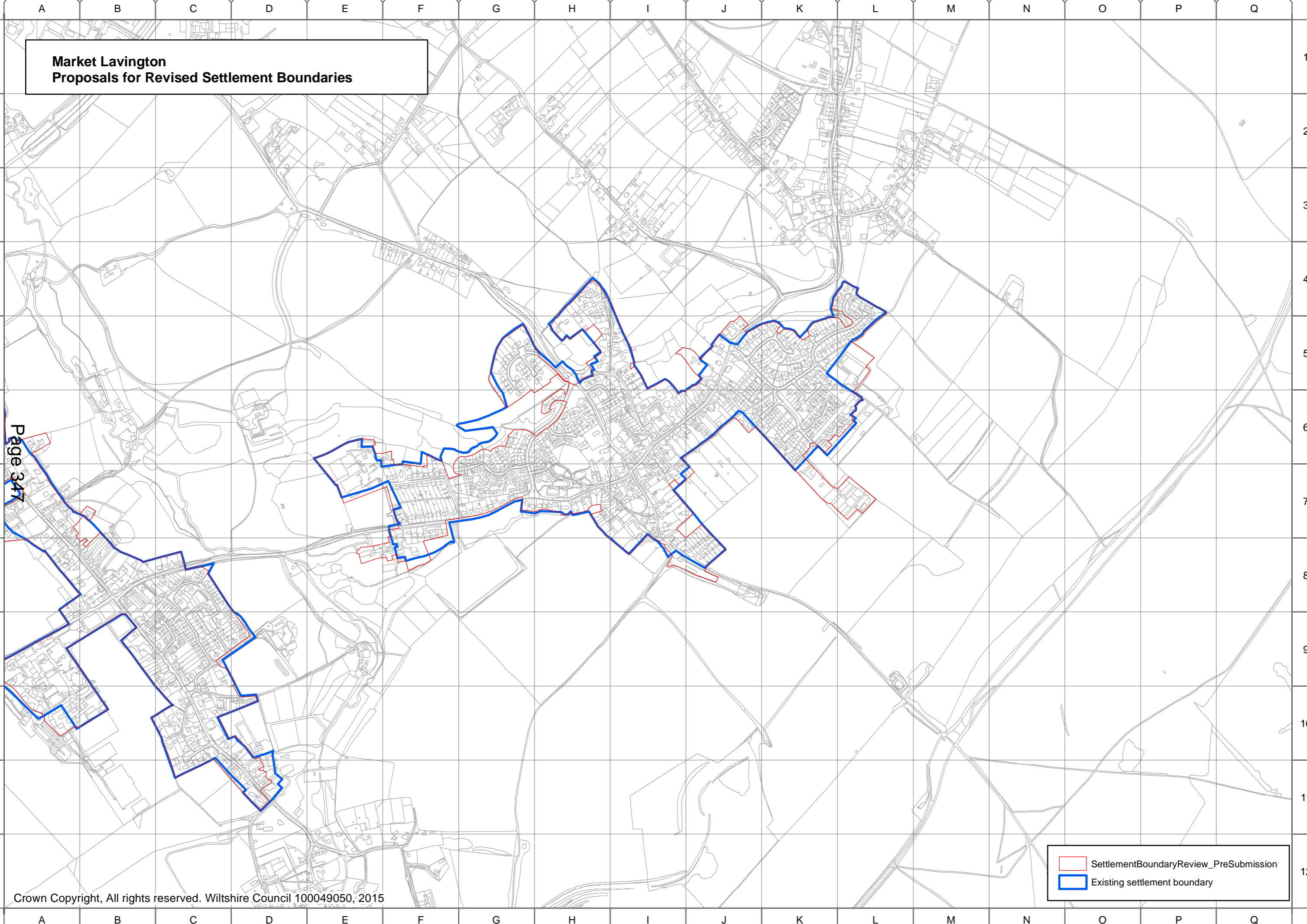
Table A.2 Proposed Amendments to Bromham Settlement Boundary

Map Grid Reference ⁽¹⁶⁾	Proposed Amendment
F8	Amend boundary to include curtilage of property physically related to the settlement.
F8 (N)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G7	Amendment to include built development that is physically related to the settlement and to follow the settlement side of the road.
G6, H6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H5	Amend boundary to include curtilages of properties physically related to the settlement.
I4	Exclude area more closely related to the countryside.
K6, K5, L5	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J6, I6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H6, H7	Amendment to include built residential development that relates more closely to the built settlement.
H8	Amend boundary to follow curtilage of the school play grounds.
G8	Amendment to include built residential development that relates more closely to the built settlement.



15 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

16 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

**Market Lavington
Proposals for Revised Settlement Boundaries**



Page 347

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

Market Lavington

A.3 The preceding map of Market Lavington illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁷⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed Amendments to Market Lavington Settlement Boundary

Map Grid Reference ⁽¹⁸⁾	Proposed Amendment
E8	Amend boundary to include built community facilities physically related to the settlement.
F7	Amend boundary to follow the settlement side of the road, excluding the road.
E7	Amend boundary to include built community facility development physically related to the settlement.
E6, F6 (W)	Amend boundary to include built development physically related to the settlement.
F6 (S)	Amend boundary to follow defined physical features – curtilages of properties and to exclude area more closely related to the countryside.
F7, G6, H6, H5 (S)	Amend boundary to exclude area more closely related to the countryside.
G5	Amend boundary to follow defined physical features – curtilages of properties.
H5 (W)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H5 (E)	Amend boundary to include curtilage of property physically related to the settlement.
H5 (NE)	Amend boundary to exclude areas of land which relate more closely to the countryside and have the capacity to extend the built form of the settlement.
I5	Amend boundary to follow defined physical features – curtilages of properties.
I5 (E), J5	Amend boundary to include built residential development physically related to the settlement.
J5	Amend boundary to include built community facility development physically related to the settlement.
K5	Amend boundary to exclude areas of land more closely related to the countryside.

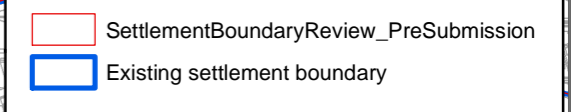
17 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

18 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

L5 (N)	Amend boundary to exclude area of land more closely related to the countryside.
L5	Amend boundary to include built development physically related the settlement.
L6, K6	Amend boundary to follow defined physical feature – curtilages of properties.
K6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
K7, L7	Amend boundary to include built development physically related the settlement.
J7, J6	Amend boundary to include curtilage of properties that relate more closely to the built form of the settlement.
I7	Amend boundary to follow defined physical feature – curtilages of properties.
J7, I7	Amend boundary to exclude area of land more closely related to the countryside.
J8, I8	Amendment to boundary to follow but not include clearly defined physical feature – the road and to include built development physically related to the settlement.
H7	Amend boundary to remove area of land more closely related to the countryside.
G7	Amendment to boundary to follow but not include clearly defined physical feature – the road.
F8	Amend boundary to exclude area of land more closely related to the countryside.
F8 (W)	Amend boundary to include built development physically related to the settlement.

**Rowde
Proposals for Revised Settlement Boundaries**

Page 350



Legend for settlement boundaries:

- SettlementBoundaryReview_PreSubmission (Red outline)
- Existing settlement boundary (Blue outline)

Rowde

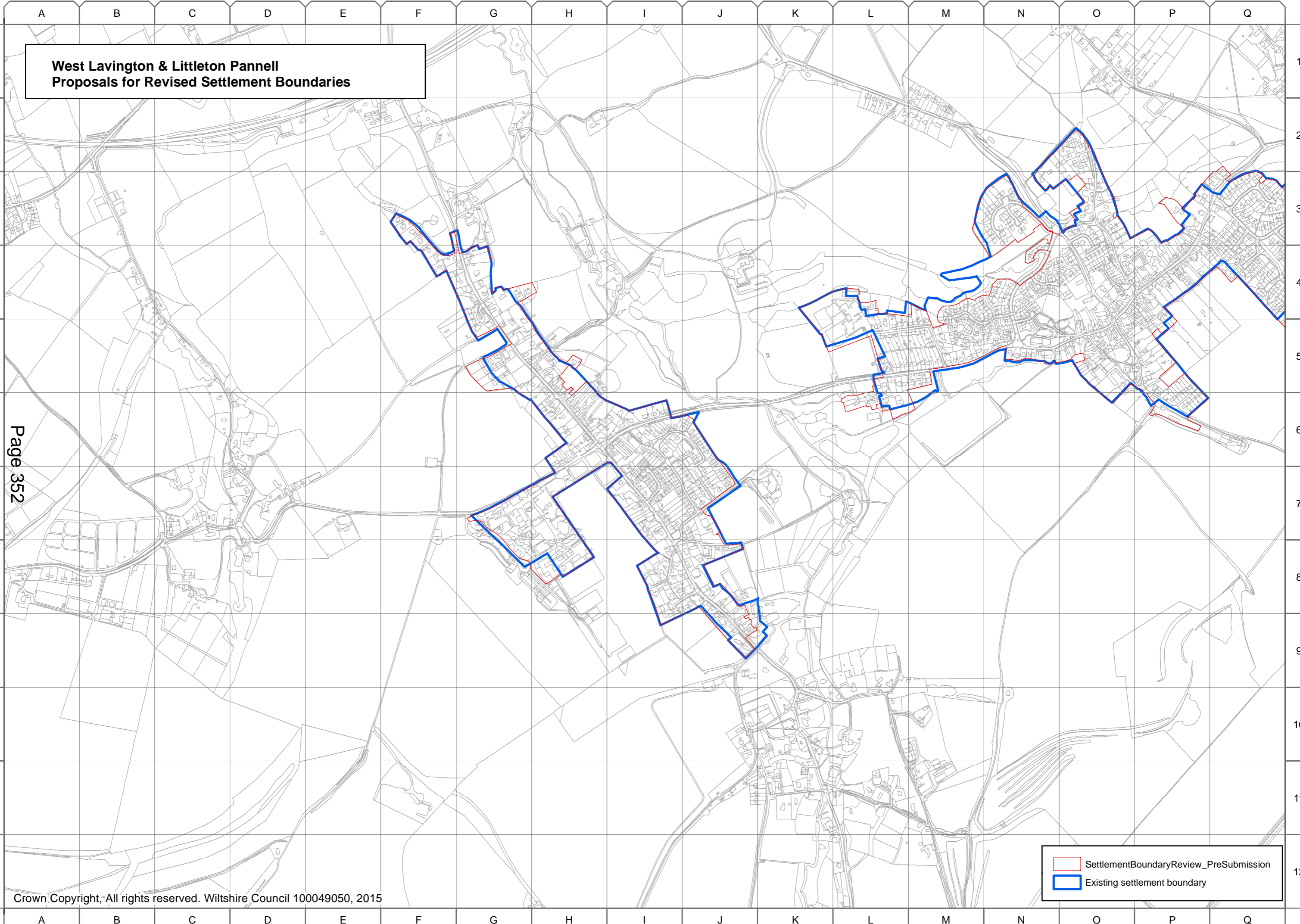
A.4 The preceding map of Rowde illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.4* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁹⁾. The grid reference numbers are those used on the map overleaf.



Table A.4 Proposed Amendments to Rowde Settlement Boundary

Map Grid Reference	Proposed Amendment
H7, H8, G8	Amend boundary to include area of built residential development and curtilages of properties that do not have the capacity to extend the built form of the settlement.
G6	Amend boundary to follow defined physical feature – the road, and to exclude employment land on the edge of the large village.
F6, F5	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H5	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H6, I6	Amend boundary to remove built employment development at the edge of the large village and to exclude curtilages of properties that more closely relate to the countryside.
J7	Amend boundary to include built community facility development physically related to the settlement.
I8, J8	Amend boundary to include built residential development physically related to the settlement.

19 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

**West Lavington & Littleton Pannell
Proposals for Revised Settlement Boundaries**



	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

West Lavington and Littleton Pannell

A.5 The preceding map of West Lavington and Littleton Pannell illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.5* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²⁰⁾. The grid reference numbers are those used on the map overleaf.

Table A.5 Proposed Amendments to West Lavington and Littleton Pannell Settlement Boundary

Map Grid Reference ⁽²¹⁾	Proposed Amendment
G5 (N)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G5 (S)	Amend boundary to include built residential development that is physically related to the settlement.
G8, G7, H8	Amend boundary to include built community facilities development (i.e. school) that is physically related to the settlement and to follow clearly defined physical feature – the road.
J9	Amend boundary to include the curtilage of properties that relate more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
J8 (E), J9	Amend boundary to exclude built employment development on the edge of the large village.
J6, J7, J8	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J6 (N)	Amend boundary to follow but not include clearly defined physical features – hedgerow.
H5	Amend boundary to include built residential development that is physically related to the settlement and to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
G4, H4	Amend boundary to include built residential development that is physically related to the settlement.
G3, G4	Amendment to boundary to follow but not include clearly defined physical feature – the road.

20 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

21 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

A B C D E F G H I J K L M N O P Q



1
2
3
4
5
6
7
8
9
10
11
12

**Worton
Proposals for Revised Settlement Boundaries**

1
2
3
4
5
6
7
8
9
10
11
12

Page 354



	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Worton

A.6 The preceding map of Worton illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.6* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²²⁾. The grid reference numbers are those used on the map overleaf.

Table A.6 Proposed Amendments to Worton Settlement Boundary

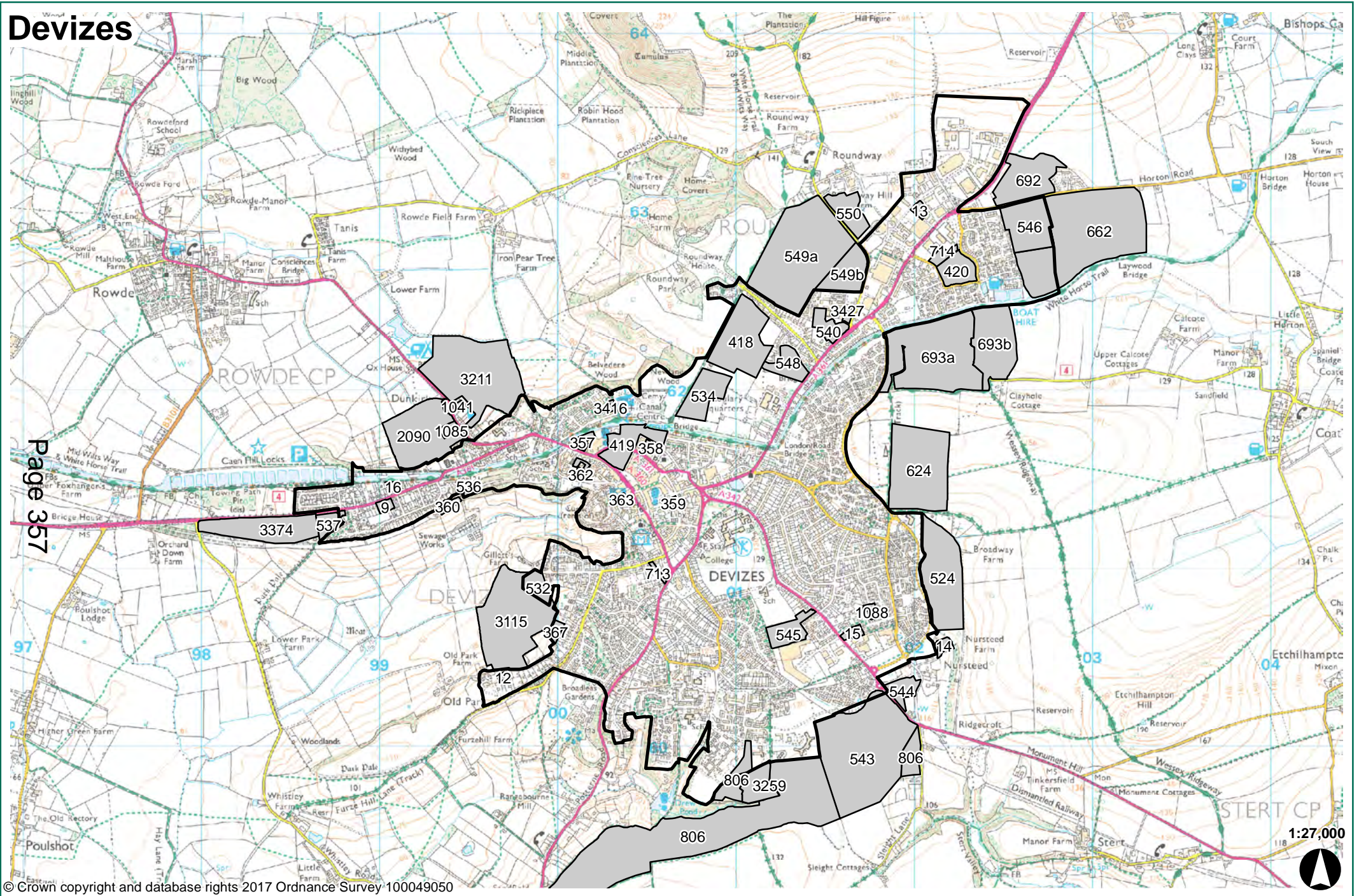
Map Grid Reference ⁽²³⁾	Proposed Amendment
F6	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
F6 (E), G6 (W)	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
G6, G7	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
H6 (N)	Amend boundary to remove employment development at the edge of the large village.
H6	Amend boundary to exclude area of land more closely related to the open countryside.
J6 (S)	Amend boundary to exclude the curtilage of a property that relates more to the open countryside (e.g. a field or paddock) or has the capacity to substantially extend the built form of the settlement and to include curtilage that relates to the built settlement.
J6 (N)	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
L5, L6	Amend boundary to include built residential development that is physically related to the settlement.
I6	Amend boundary to exclude the curtilages of a properties that relate more to the open countryside (e.g. a field or paddock) or has the capacity to substantially extend the built form of the settlement.
F6 (N)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G6	Amend boundary to exclude area of land more closely related to the countryside.

22 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

23 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

Appendix B: SHLAA sites considered during the site selection process

Devizes



Page 357

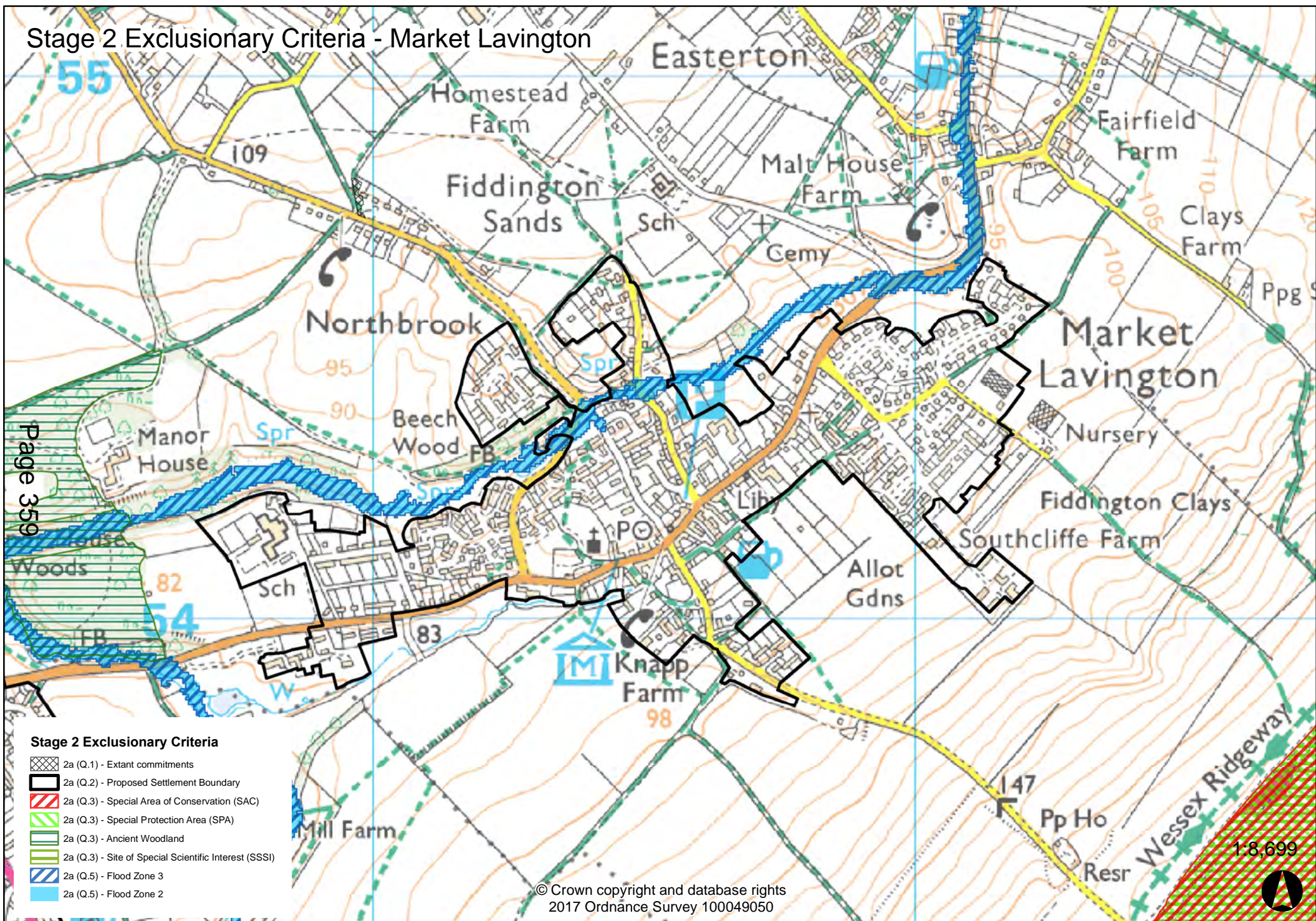
© Crown copyright and database rights 2017 Ordnance Survey 100049050

Proposed Settlement Boundary
 Proposed housing allocations
 SHLAA sites removed at Stage 2
 SHLAA sites removed at Stage 3
 SHLAA sites removed at Stage 4



Appendix C: Exclusionary criteria considered at Stage 2a of the site selection process

Stage 2 Exclusionary Criteria - Market Lavington



Page 359

1:8,699



Appendix D: Assessment criteria and output from Stage 2a of the site selection process

Table D.1 Stage 2a colour grading

Red	Green
Absolute exclusionary criteria associated with this site. Exclude this site from further appraisal.	Site has the potential to be suitable for allocation for residential development. Continue with discretionary appraisal.

Table D.2 Stage 2a exclusionary questions

Exclusionary questions
1. Is the SHLAA site fully or partly a commitment? Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?
2. Is the site fully or partly within the settlement boundary ⁽²⁴⁾ ?
3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)?
4. Is the site fully or partly within green belt?
5. Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)?

24 The approach to site selection and the relationship with the settlement boundary, both adopted and emerging, is described in Topic Paper 2: Site Selection Methodology

Table D.3 Stage 2a assessment for Devizes Community Area Remainder

Area of search: Devizes Community Area Remainder													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria ⁽²⁵⁾						Remaining developable site capacity	Land available? Y/N ⁽²⁶⁾	Land developable? Y/N ⁽²⁷⁾	Consideration	Recommendation (take forward/remove)
			1	2	3	4	5	6					
Market Lavington													
374	R/O 37 White Street	24	N	P	N	N	N	N	24	Y	Y	Exclusionary criteria not met. Partially within the settlement boundary. Originally submitted as part of a larger site (alongside 529) and has originally been submitted as a very large site but has been re-submitted as two sites. (alongside 374) by the landowner. Owned by 8 people – some	Take forward
529	Land south of Southcliffe Road	110	N	N	N	N	N	92 (due to removed parcels)	M	Y	Y	Exclusionary criteria not met. Partially within the settlement boundary. Originally submitted as a very large site but has been re-submitted as two sites. (alongside 374) by the landowner. Owned by 8 people – some	Take forward

27 Y = Yes, N = No, P = Partly (Red), Y = Yes (Red)

26 Following Landowner Survey: Y = Yes (Green), N = No (Red), U = Unknown (Red), M = In multiple ownership (Red) - unless any available land retains deliverability and viability i.e. access, >5 dwelling site capacity

25 N = No (Green), P = Partly (Red), Y = Yes (Red)

Area of search: Devizes Community Area Remainder

530													parcels of land are available and some are not. Those that are not have been removed from consideration and the site capacity amended to reflect this. The next stage of assessment considers the updated site footprint. In part available and unavailable.				Take forward
													Exclusionary criteria not met, take forward for further consideration.	Y	Y		Take forward
619													Exclusionary criteria not met, site is greenfield on the edge of the settlement boundary. However, the	Y	N		Remove

Area of search: Devizes Community Area Remainder																
623	Land adjacent to Grove Farm Estate	31		N	N	N	N	N	N	N	23	Y	N	Remove	site does not appear to be accessible from the highway. Site is partially within Flood Zone 3. Exclusionary criteria not met, however suitable site access does not appear possible.	Remove
712	Land off Northbrook	26		N	N	N	N	N	N	N	24	U		Remove	Site is partially within Flood Zone 3. Land availability is unknown and therefore surety of supply cannot be guaranteed.	Remove
1061	Between Cartef & Hillbarn, Fiddlington Hill	5		N	P	N	N	N	N	N	5	U		Remove	Exclusionary criteria not met. Site is partially within the settlement boundary. Land availability is unknown and	Remove

Area of search: Devizes Community Area Remainder															
												therefore surety of supply cannot be guaranteed.			
1089	Southcliffe	23										Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
2055	Underhill Nursery	46										Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3268	Land at the Spring	26										Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3412	Land adjoining Drove Lane/High Street/Northbrook	161										U		Site is partially within Flood Zone 3, developable capacity more than 5 dwellings outside of Flood Zone 3. However, land availability is	Remove

Area of search: Devizes Community Area Remainder										
									unknown and therefore surety of supply cannot be guaranteed.	
3443	Land to the east of Lavington School	18							Part of site completion or commitment. Site is partially within the settlement boundary. Exclusionary criteria not met, take forward for further consideration.	Take forward
3500	Land West of Malt House	50							Outside settlement boundary and separated from adjacent SHLAA site by road, site is therefore considered to be detached from the main settlement.	Remove

Table D.4 SHLAA sites considered at Stage 2a for Devizes Community Area Remainder

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Market Lavington	619, 623, 712, 1061, 3412, 3500	374, 529, 530, 1089, 2055, 3268, 3443

Appendix E: Assessment criteria and output from Stage 2b of the site selection process

- E.1** There is no Stage 2b assessment for Devizes Community Area Remainder because all Large Villages in the East Housing Market Area (HMA) were removed from areas of search at Stage 1.

Appendix F: Assessment criteria and output from Stage 3 of the site selection process

Table F:1 Stage 3 colour grading⁽²⁸⁾

Significant effect	Minor effect	Neutral effect	Uncertain effect	Minor effect	Significant effect
<p>Major adverse effect (---)</p> <p>Site/Option likely to have a significant major adverse effect on the objective with no satisfactory mitigation possible. Site may be inappropriate for housing development</p>	<p>Moderate adverse effect (--)</p> <p>Site/Option likely to have a significant moderate adverse effect on the objective with difficult or problematic mitigation</p>	<p>Minor adverse effect (-)</p> <p>Site/Option likely to have a minor adverse effect on the objective because mitigation measures are achievable to reduce the significance of effects</p>	<p>Neutral or no effect (0)</p> <p>On balance, site/option likely to have a neutral effect on the objective or no effect on the objective</p>	<p>Uncertain effect (?)</p> <p>Effect is uncertain and further information is required to establish potential effects</p>	<p>Minor positive effect (+)</p> <p>Site/Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result</p>
				<p>Moderate positive effect (++)</p> <p>Site/Option likely to have a significant moderate positive effect on the objective with substantial improvements likely in the area</p>	<p>Major positive effect (+++)</p> <p>Option likely to have a significant major positive effect on the objective as it would significantly help resolve an existing issue or maximise opportunities</p>

28 See Wiltshire Council (June 2017), *Topic Paper 2: Site Selection Process Methodology* for how to apply the Sustainability Appraisal (SA) scoring.

Table F.2 Stage 3 Sustainability Appraisal objectives

Sustainability Appraisal objectives	
1	Protect and enhance all biodiversity and geological features and avoid irreversible losses
2	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings
3	Use and manage water resources in a sustainable manner
4	Improve air quality throughout Wiltshire and minimise all sources of environmental pollution
5	Minimise our impacts on climate change and reduce our vulnerability to future climate change effects
6	Protect, maintain and enhance the historic environment
7	Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place
8	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures
9	Reduce poverty and deprivation and promote more inclusive and self-contained communities
10	Reduce the need to travel and promote more sustainable transport choices.
11	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
12	Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Table F.3 Stage 3 scoring summary chart for Devides Community Area Remainder

Area of search: Devides Community Area Remainder														Is site proposed for Stage 4?				
SHLAA Site Ref	Site Name	Site Capacity	SA Objectives															
			1	2	3	4	5a	5b	6	7	8	9	10	11	12			
Market Lavington																		
374	R/O 37 White Street	c.24	-	-	--	-	-	--	-	-	+	-	-	-	+	+	+	Yes
529	Land at Southcliffe Road	c.92	-	-	--	-	-	--	-	-	+++	-	-	-	++	+	+	Yes
530	Fiddington Hill	c.31	-	-	--	-	-	--	-	-	++	-	-	-	+	0	+	Yes
1089	Southcliffe	c.23	-	-	--	-	-	--	-	-	+	-	-	-	+	+	+	Yes
2055	Underhill Nursery	c.46	-	-	--	-	-	--	-	-	++	-	-	-	+	0	+	Yes
3268	Land at the Spring	c.26	-	-	--	-	-	---	-	-	+	-	-	-	+	+	+	No
3443	Land to the east of Lavington School	c.15	-	-	--	-	-	--	-	-	+	-	-	-	+	+	+	Yes

Table F.4

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 374 - R/O 37 White Street</p>
<p>Site Overview</p> <p>This site option is located in the village of Market Lavington. With an area of 1ha the site has potential capacity for approximately 24 dwellings; although mitigation measures could reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified for this site. Three moderate adverse effects have been identified for this site. Foul and surface water drainage may need to be improved. Drainage issues associated with the presence of natural springs and underlying chalk have been recorded in this area and could make surface water attenuation measures problematic. A drainage strategy would be required (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required (SA Obj. 5b). The setting of the Market Lavington Conservation Area and Listed Buildings are a key consideration as the site lies partly within and adjacent to the Conservation Area; a Heritage Impact Assessment would be required. The site also lies in an area of medium archaeological potential and there is sufficient evidence to suggest the presence of a medieval settlement and archaeological remains in the vicinity of the site. An archaeological assessment would therefore also be required (SA Obj. 6).</p> <p>The assessment has also identified a range of minor adverse effects. The site has field boundary hedgerows and trees with the potential to support protected species. It is also in proximity of several BAP priority habitats. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The assessment has also identified a range of minor adverse effects. Development of the site would result in the loss of agricultural / greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate <i>inter alia</i> to noise, dust and lighting. A Noise Impact Assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development would introduce an urbanising effect and alter the character and appearance of the site/immediate area though this could be mitigated through provision of landscape planting (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require an expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible. However, trips to nearby towns to access supermarkets, employment, secondary schools etc would likely involve the use of private car (SA Obj. 10).</p>

Sustainability Appraisal - Summary of Assessment

Site 374 - R/O 37 White Street

The assessment has also identified three minor beneficial effects. The site would have the potential to marginally increase local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. In addition, the site is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8). Development of the site for housing could contribute to the local economy through use of local shops and services once built (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.5

Sustainability Appraisal - Summary of Assessment

Site 529 - Land at Southcliffe Road

Site Overview

This site option is located in the village of Market Lavington. With an area of 4.09ha, the site has a capacity for approximately 92 dwellings; however, mitigation measures could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Moderate adverse effects have been identified for this site. Foul and surface water drainage may need to be improved. Drainage issues related to surface water and sewer flooding events have been recorded in the area and therefore a drainage strategy would be required. Surface water attenuation measures could be problematic to achieve given the soil conditions (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required (SA Obj. 5b). Effects on the setting of Market Lavington Conservation Area would likely be problematic to mitigate. A Heritage Impact Assessment would be required. Additionally there is medium archaeological potential associated with a medieval settlement therefore archaeological assessment would be required (SA Obj. 6).

The assessment has identified a range of minor adverse effects. The site has priority BAP habitat (Traditional Orchard) with further priority BAP habitat approximately 100m to the south-west (Deciduous Woodland), therefore ecological assessment would be required. Market Lavington East County Wildlife Site is also approximately 650m east of the site. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land and the site lies within a MSA resulting in potential sterilisation of viable mineral resources (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through

Sustainability Appraisal - Summary of Assessment

Site 529 - Land at Southcliffe Road

incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). Development would inevitably lead to a loss of greenfield land and extend the urbanising effect of the village; however, the site is relatively well contained. Whilst the development would alter the character and appearance of the site/immediate area this could be mitigated through provision of landscape planting (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is already at capacity and would require expansion (SA Obj. 9). The site is within 1km of key facilities which would encourage sustainable transport modes. While regular bus services serve the wider area, residents would be likely to use private vehicles to access services further afield (SA Obj. 10).

The assessment has also identified several beneficial effects. A major beneficial effect is assessed in terms of the sites ability to deliver a range of homes to meet local need for affordable housing, boosting the local supply (SA Obj. 8). A moderate beneficial effect is assessed as development of the site for housing could contribute to the local economy through use of local shops and services once built (SA Obj. 11). This would directly and indirectly generate construction employment, constituting a minor beneficial effect (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.6

Sustainability Appraisal - Summary of Assessment

Site 530 - Fiddington Hill

Site Overview

This site option is located in the village of Market Lavington. With an area of 1.3ha the site has a potential capacity for approximately 31 dwellings, although mitigation would reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Two moderate adverse effects have been identified for this site. Foul and surface water drainage may need to be improved. Drainage issues related to surface water and sewer flooding events have been recorded in the area and therefore a drainage strategy would be required. Surface water attenuation measures could be problematic to achieve given the soil conditions (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required (SA Obj. 5b).

The assessment has also identified a range of minor adverse effects. The site has boundary hedgerows which are a priority habitat. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate

Sustainability Appraisal - Summary of Assessment

Site 530 - Fiddington Hill

assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1) Development of the site would result in the loss of agricultural fields (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Whilst the site is located in proximity to the Market Lavington Conservation Area, development would be unlikely to directly/physically affect heritage assets or designations. However, the site lies in an area of medium archaeological potential and archaeological evaluation assessment would be required (SA Obj. 6). Development of the site for housing would inevitably lead to a loss of greenfield land and introduce an urbanising effect however this could be mitigated through provision of landscape planting over a significant area of the site (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require an expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible. However, trips to nearby towns to access supermarkets, employment, secondary schools etc would likely involve the use of private car. (SA Obj. 10).

A neutral effect is expected overall in terms of generation of employment as although the development will generate direct and indirect construction employment, the loss of a nursery will result in loss of employment space (SA Obj. 12).

The assessment has also identified a moderate beneficial and two minor beneficial effects. The site would have the potential to moderately increase local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. Minor beneficial effects are predicted as the site is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8) and the development of the site for housing could contribute to the local economy through use of local shops and services once built (SA Obj. 11).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.7

Sustainability Appraisal - Summary of Assessment

Site Overview

This site option is located in the village of Market Lavington. With an area of 0.97ha this site has a potential capacity for approximately 23 dwellings; although mitigation measures could reduce this number.

Assessment Results

Sustainability Appraisal - Summary of Assessment

No major adverse effects have been identified for this site. Two moderate adverse effects have been identified for this site. Foul and surface water drainage will need to be improved. Drainage issues associated with the presence of natural springs and underlying chalk could make surface water attenuation measures problematic. A drainage strategy would be required (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required as the water course running through the site introduces flood zones 2/3 (SA Obj. 5b).

Minor adverse effects have also been identified for this site. The site is in use as garden/residential uses and mature trees and hedgerows surround the site where there is the potential for protected species to be present. The site is also located approximately 350m to the west of Market Lavington East County Wildlife Site. Ecological assessment would be required. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of agricultural garden land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A noise impact assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). Whilst the site is located in proximity to the Market Lavington Conservation Area, development would be unlikely to directly/physically affect heritage assets or designations. However, the site has medium archaeological potential and archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site/immediate area, however such impacts could be mitigated by landscape strategy incorporated into the development (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require an expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible. However, trips to nearby towns to access supermarkets, employment, secondary schools etc. would likely involve the use of private car (SA Obj. 10).

The assessment has also identified three minor beneficial effects. The site would have the potential to marginally increase local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. In addition, the site is located on land on the eastern edge of the built framework of the village and is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8). Development of the site for housing could contribute to the local economy through use of local shops and services once built (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.8

Sustainability Appraisal - Summary of Assessment

Site Overview

Sustainability Appraisal - Summary of Assessment

This site option is located in the village of Market Lavington. With an area of 1.90ha the site has capacity for approximately 46 dwellings; however, mitigation could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Three moderate adverse effects have been identified. Foul and surface water drainage will need to be improved. Drainage issues associated with the presence of natural springs and underlying chalk could make surface water attenuation measures problematic. A drainage strategy would be required (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required (SA Obj. 5b). Whilst the site is located in proximity to the Market Lavington Conservation Area, development would be unlikely to directly/physically affect heritage assets or designations however a Heritage Impact Assessment would still be required. An archaeological assessment has been carried out that has identified medieval remains and mitigation could be problematic (SA Obj. 6).

The assessment has also identified a range of minor adverse effects. The site includes areas of hedgerow and mature trees which may support protected species. The site also lies approximately 440m to the west of Market Lavington East County Wildlife Site. Ecological assessment would be required. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the loss of greenfield land used in part as a nursery (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development would alter the character and appearance of the site/immediate area, however such impacts could be mitigated by landscape strategy incorporated into the development which may require a significant area of the site (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible. However, trips to nearby towns to access supermarkets, employment, secondary schools etc. would likely involve the use of private car (SA Obj. 10).

A neutral effect overall is expected in terms of generation of employment as whilst the development would generate direct and indirect construction employment, development of this site would remove an existing business/employment use (SA Obj. 12).

The assessment has also identified a moderate and minor beneficial effect. The site would have the potential to have a moderate beneficial effect by increasing the local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. In addition, the site is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8). A minor beneficial effect is assessed relating to the development of the site for housing which could contribute to the local economy through use of local shops and services once built (SA Obj. 11).

Sustainability Appraisal - Summary of Assessment

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.9

Sustainability Appraisal - Summary of Assessment

Site Overview

This site option is located in the village of Market Lavington. With an area of 1.06ha the site has a potential capacity for approximately 26 dwellings, although mitigation measures could reduce this number.

Assessment Results

One major adverse effect has been identified for this site. This is associated with the high archaeological potential for the site. There is sufficient evidence to suggest the presence of medieval fish ponds and post-medieval meadows on site, and it is considered that mitigation would not be possible if their presence was confirmed. Furthermore, impacts on the setting of Market Lavington Conservation Area need to be assessed through a Heritage Impact Assessment (SA Obj. 6).

Additionally two moderate adverse effects have been identified. Foul and surface water drainage may need to be improved. Drainage issues associated with the presence of natural springs and underlying chalk could make surface water attenuation measures problematic. A drainage strategy would be required (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A flood risk assessment would be required. A flood risk assessment would be required (SA Obj. 5b).

Minor adverse effects have also been identified for this site. The site is agricultural land used for grazing and is bound by hedgerows and trees which may support protected species. The site lies approximately 175m to the south of the Manor House Woods Ancient Woodland/County Wildlife Site. Development would be likely to impact on the stream and associated habitats along the southern boundary of the site. A Flood Risk Assessment would be required and mitigation is likely to include reducing housing density to achieve an adequate buffer to the stream corridor. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of agricultural pasture land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Development would introduce an urbanising effect and alter the character and appearance of the site/immediate area, however such impacts could be mitigated by landscape strategy incorporated into the development (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require an expansion (SA Obj. 9). The site is within

Sustainability Appraisal - Summary of Assessment

1km of services/facilities in the village and therefore should be considered as being accessible. However, trips to nearby towns to access supermarkets, employment, secondary schools etc would likely involve the use of private car (SA Obj. 10).

The assessment has also identified several minor beneficial effects. The site would have the potential to marginally increase local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. In addition, the site is located on greenfield land on the southern edge of the built framework of the village and is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8). Development of the site for housing could contribute to the local economy through use of local shops and services once built (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Given the major adverse effects associated with the high potential for archaeology which could not be mitigated if the presence of the mediaeval fish ponds post-medieval meadows is confirmed, the site should not be considered further.

Table F.10

Sustainability Appraisal - Summary of Assessment

Site Overview

This site option is located in the village of Market Lavington. With an area of 0.75ha the site has a potential capacity for approximately 15 dwellings; although mitigation could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Two moderate adverse effects have been identified for this site. Foul and surface water drainage will need to be improved. Drainage issues associated with the presence of natural springs and underlying chalk could make surface water attenuation measures problematic. A drainage strategy would be required (SA Obj. 3). Surface water flooding issues are present in Market Lavington and achieving a suitable drainage strategy may be difficult. A water course to the north of the site is within Flood Zones 2/3 and therefore a detailed Flood Risk Assessment should be undertaken (SA Obj. 5b).

The assessment has also identified a range of minor adverse effects. The site boundaries are demarcated by mature hedgerows and trees associated with Ancient Woodland/Manor House Woods CWS. These may support protected species and ecological assessment would be required. HRA screening has identified that development could affect the Salisbury Plain SPA through increased recreational pressure, therefore an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A Noise

Sustainability Appraisal - Summary of Assessment

Impact Assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Whilst the site is located in proximity to the Market Lavington Conservation Area and several Listed Buildings, development would be unlikely to directly/physically affect heritage assets or designations. The site lies in an area of low archaeological potential; and a low sensitivity to change. However, as the land is greenfield, archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site/immediate area, however such impacts could be mitigated by landscape strategy incorporated into the development (SA Obj. 7). There is spare capacity at the local primary school; however, the secondary school is at capacity and would require expansion (SA Obj. 9). The site is within 1km of services/facilities in the village and therefore should be considered as being accessible. Trips to nearby towns to access supermarkets, employment, secondary schools etc. would likely involve the use of private car (SA Obj. 10).

The assessment has also identified several minor beneficial effects. The site would have a positive effect through the potential to increase local population and boost the supply of a range of homes in the area and help meet local need for affordable housing. In addition, the site is relatively contained and sustainably located in relation to local services and facilities (SA Obj. 8). Development of the site could contribute to the local economy through use of local shops and services once built (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.11

Sustainability Appraisal - Conclusions & Recommendations

The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further

The following conclusions and recommendations are reached:

More sustainable options for development:

- Site 529 - Land at Southcliffe Road
- Site 530 - Fiddington Hill
- Site 374 - R/O 37 White Street
- Site 1089 - Southcliffe

Sustainability Appraisal - Conclusions & Recommendations

- Site 2055 - Underhill Nursery
- Site 3443 - Land to the east of Lavington School

Less sustainable options for development:

- There are no less sustainable sites in this area of search.

Sites which should not be considered further:

- Site 3268 - Land at the Spring

Appendix G: Assessment criteria and output from Stage 4a of the site selection process

Assessment of site options

G.1 The purpose of this stage, which involves five steps, is to select those SHLAA sites in Market Lavington that can be site allocations. One site was rejected in the assessment at stage 3, whilst the remaining six sites were identified as 'more sustainable' sites (site options). These are individually assessed in more detail for suitability and fit with the area strategy (steps 1-4). The conclusion selects preferred sites (step 5).

G.2 The site options that resulted from stage 3 are:

Market Lavington

Table G.1 Site options resulting from Stage 3

SHLAA ref	Site Name	SHLAA site area (ha)	SHLAA capacity ⁽²⁹⁾
374	R/O 37 White Street	1.01	24
529	Southcliffe Road	4.09	92
530	Fiddington Hill	1.31	31
1089	Southcliffe	0.97	23
2055	Underhill Nursery	1.90	46
3443	Land East of Lavington School	0.75	16
TOTALS			232

29 Reduced capacity of SHLAA site following consideration of strategic criteria (see Stage 2a)

G.3 The discussion that follows focuses upon place/site specific constraints that will need to be addressed at Market Lavington in policy terms in order to facilitate development. Much of what will be required to support subsequent planning applications will be guided by policies of the Wiltshire Core Strategy, national planning policy, guidance and standing advice. Therefore, matters such as the need for a Flood Risk Assessment and Heritage Impact Assessments will be directed by existing policy/advice and therefore not repeated throughout these reports. However, a range of Community Area specific concerns/considerations have been raised by consultees at Stage 4A. For completeness, they are listed in the following table.

Table G.2 Generic considerations/ constraints and requirements to be addressed

Generic considerations/ constraints	Requirements to be addressed
<p>The site is within the visitor catchment of the Salisbury Plain⁽³⁰⁾ Special Protection Area (SPA)/Special Area of Conservation (SAC). The Habitats Regulations Assessment (HRA) screening process identified that development is likely to increase recreational pressure on designated features. The cumulative impacts of combined development in this area could impact on the SPA. Therefore, mitigation measures would likely be required in order to maintain the integrity of the designated features.</p>	<p>A mitigation strategy for Salisbury Plain (SPA/SAC)⁽³¹⁾ has been agreed with Natural England. In order to manage recreational pressure on designated features, the mitigation strategy identifies a mechanism for utilising CIL money to fund the ongoing Stone Curlew Project. The existing mitigation mechanism would be applied to all new development proposals in Market Lavington.</p>
<p>Land surrounding Market Lavington may include best and most versatile agricultural land. Where possible, development should be located so as to reduce the loss of Best and Most Versatile (BMV) agricultural land.</p>	<p>Where there are limited options to deliver development in locations outside of BMV land, the benefits of providing additional homes on BMV land is likely to outweigh the disadvantages of the loss of the agricultural land.</p>
<p>Existing water utilities infrastructure, such as foul sewers and storm water drainage may need upgrading in order to accommodate new development.</p>	<p>Development proposals would need to be informed by a detailed water infrastructure capacity assessment. Such work would need to be undertaken in dialogue with the relevant water utilities company, Lead Local Flood Authority and Environment Agency. Where necessary, capacity improvements would need to be delivered in a timely and efficient manner. Any connection to foul drainage systems would likely be subject to downstream improvements to Sewage Treatment Works, for which contributions may be sought.</p>

31 HRA and Mitigation Strategy for Salisbury Plain SPA in relation to recreational pressure from development

30 Salisbury Plain is designated as an Special Area of Conservation (SAC), Special Protection Area (SPA) for Birds and Site of Special Scientific Interest (SSSI)

<p>Records indicate that Market Lavington is prone to surface water / pluvial flooding events.</p>	<p>Development proposals would need to be supported by a comprehensive drainage strategy. Where appropriate, development proposals would need to be supported by a Sustainable Drainage Scheme (SuDS) that result in run-off rates equalling, or improving on current greenfield rates.</p> <p>Despite the potential housing sites being in Flood Zone 1, the size of the proposed allocations determines that a Flood Risk Assessment will be required because of the history of surface water flooding in the area.</p>
<p>This is an area of predominantly medium to high archaeological potential.</p>	<p>An archaeological assessment would need to be undertaken to support any subsequent planning application.</p>
<p>In terms of secondary education, the secondary school at Market Lavington is at capacity, and predicted to remain so, however there is potential to expand.</p>	<p>To enable development to proceed, an appropriate contribution would be sought in order to expand local secondary school provision.</p>
<p>Upgrade to gas infrastructure and an electricity substation is likely to be needed to enable development at all sites.</p>	<p>Liaison with the relevant gas and electricity providers to ensure provision of necessary upgrades can be delivered in order to support any subsequent planning application.</p>
<p>There are known capacity issues at Lavington crossroads.</p>	<p>A transport assessment would be required in order to support any subsequent planning application. The assessment would need to focus on highway capacity and arrangements for access/egress.</p>
<p>Improvements would be required to bridleway MLAV 24 / EAST22 to improve pedestrian access through the village and thereby help reduce vehicular journeys</p> <p>Introduce a pedestrian crossing at the junction of Fiddington Clay and High St to enable pedestrians to access footpaths at northern side of High St.</p>	<p>Improvements would be required to bridleway MLAV 24 / EAST22 to improve pedestrian access through the village and thereby help reduce vehicular journeys</p> <p>Introduce a pedestrian crossing at the junction of Fiddington Clay and High St to enable pedestrians to access footpaths at northern side of High St.</p>

SHLAA ref	Site Name
Site 374	R/O 37 White Street, Market Lavington

Figure G.1 Site 374 - R/O 37 White Street, Market Lavington

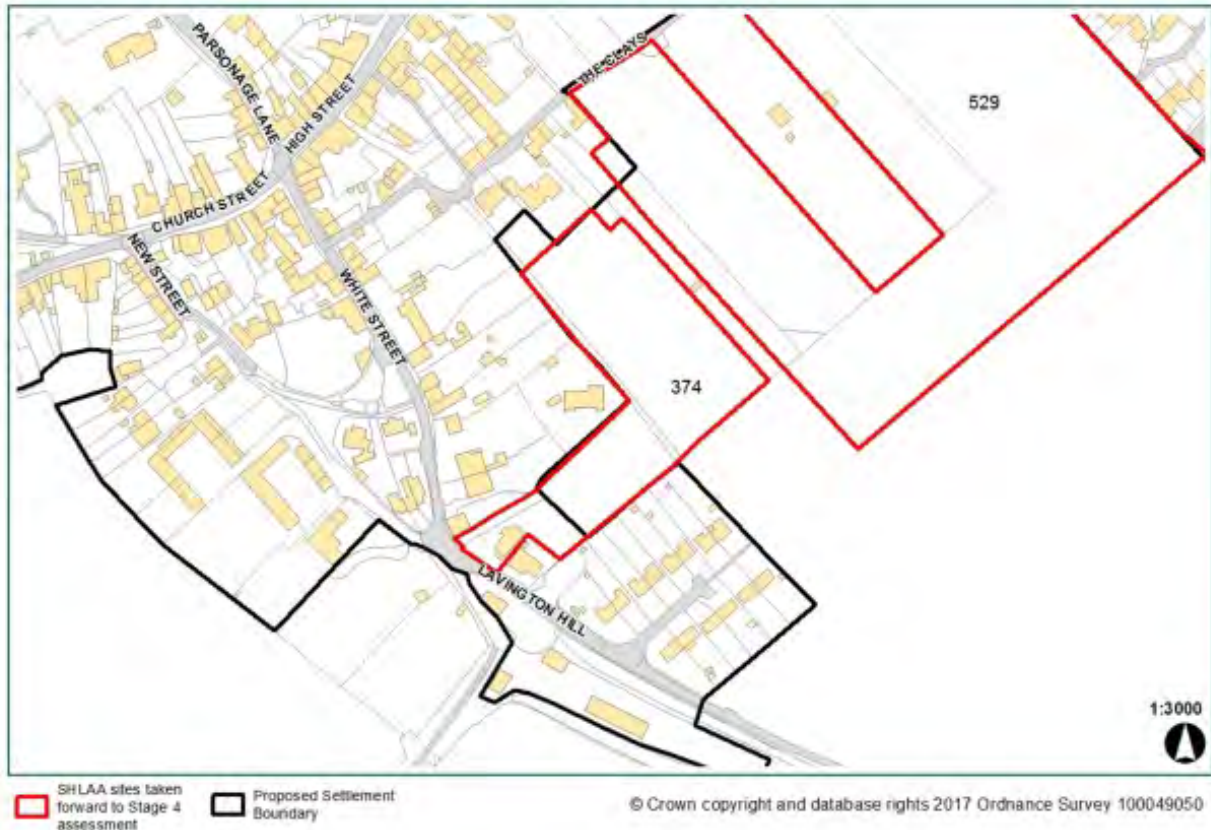


Table G.3 Site 374 - R/O 37 White Street, Market Lavington

SHLAA ref	Site Name
374	R/O 37 White Street, Market Lavington
Step 1	
SA effects and mitigation measures	<p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The site is lies partly within and immediately adjacent to the Conservation Area which contains a number of Listed Buildings which front White Street and High Street. Development would be likely to result in harm to these Heritage Assets; by affecting the settings to Listed Buildings and failing to preserve or enhance the character or appearance of the Conservation Area. The approach to the settlement down Lavington Hill on to White Street has a distinctive street scene described in the Conservation Area Assessment (2002). It is notable as part of the special character of the village. This impression would be likely to be largely lost in order to create an access to

SHLAA ref	Site Name
374	R/O 37 White Street, Market Lavington
	<p>the site; and adverse heritage impacts would be highly problematic to mitigate.</p> <ul style="list-style-type: none"> The site is highly sensitive to change because it lies directly on the edge of the Conservation Area and makes a significant contribution to its landscape setting. Development would need to involve substantial landscaping that would significantly reduce a developable area and may still result in harm. <p>LANDSCAPE</p> <ul style="list-style-type: none"> Development at this site would likely have an adverse impact on the character of Market Lavington as a whole. Mitigation would need to ensure development delivers a soft edge to the open countryside. It would be difficult to create this effect given the shape and location of the site, thereby reducing the net developable area/dwelling capacity. <p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site is in close proximity to deciduous woodland / mature trees (Biodiversity Action Plan (BAP) Priority Habitat) and impacts of development must be assessed and mitigated, which may also include planting that may further reduce the capacity of the site.
Accessibility	<p>The site is within 1km of facilities such as schools, health centres or shops. Residents would be able to walk or cycle to the majority of local facilities.</p> <p>Vehicular access to the site is highly constrained. There are existing safety issues at an already difficult road junction. Achieving required highway standards would have adverse impacts on the Conservation Area (see above).</p>
Overall suitability	<p>Creating a vehicle access would harm the character or appearance of the Conservation Area and new housing may affect its setting and also result in harm. Development would also harm the significance of nearby Listed Buildings by affecting their setting. It would be difficult to create an access to adequate safety standards.</p> <p>Dwelling capacity would be substantially reduced by mitigation measures reducing the benefits of development.</p>
Step 2	
Fit with area strategy	<p>Market Lavington is identified in the Wiltshire Core Strategy as a Local Service Centre and hence plays a strategic role within the wider Devizes Community Area. Development of the site would contribute towards meeting the indicative residual housing requirement for the Devizes Community Area Remainder (102 dwellings) and deliver limited benefits to the village.</p>
Step 3	

SHLAA ref	Site Name
374	R/O 37 White Street, Market Lavington
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>Creating a vehicle access would be likely to cause unavoidable harm to the character or appearance of the Conservation Area. The scale of housing development would be substantially reduced given necessary mitigation and it is likely that this would still result in some harm to the setting of the Conservation Area and to the significance of Listed Buildings. When considered together, these effects would outweigh the marginal benefits of delivering housing, including affordable housing, in the village. There is not a compelling justification for the development of this site.</p> <p>Therefore, the site is not considered suitable for housing development. Therefore, the overall sustainability benefit of allocating this site for development is considered to be marginal at best.</p>

SHLAA ref	Site Name
Site 529	Land at Southcliffe Road, Market Lavington

Figure G.2 Site 529 - Land at Southcliffe Road, Market Lavington

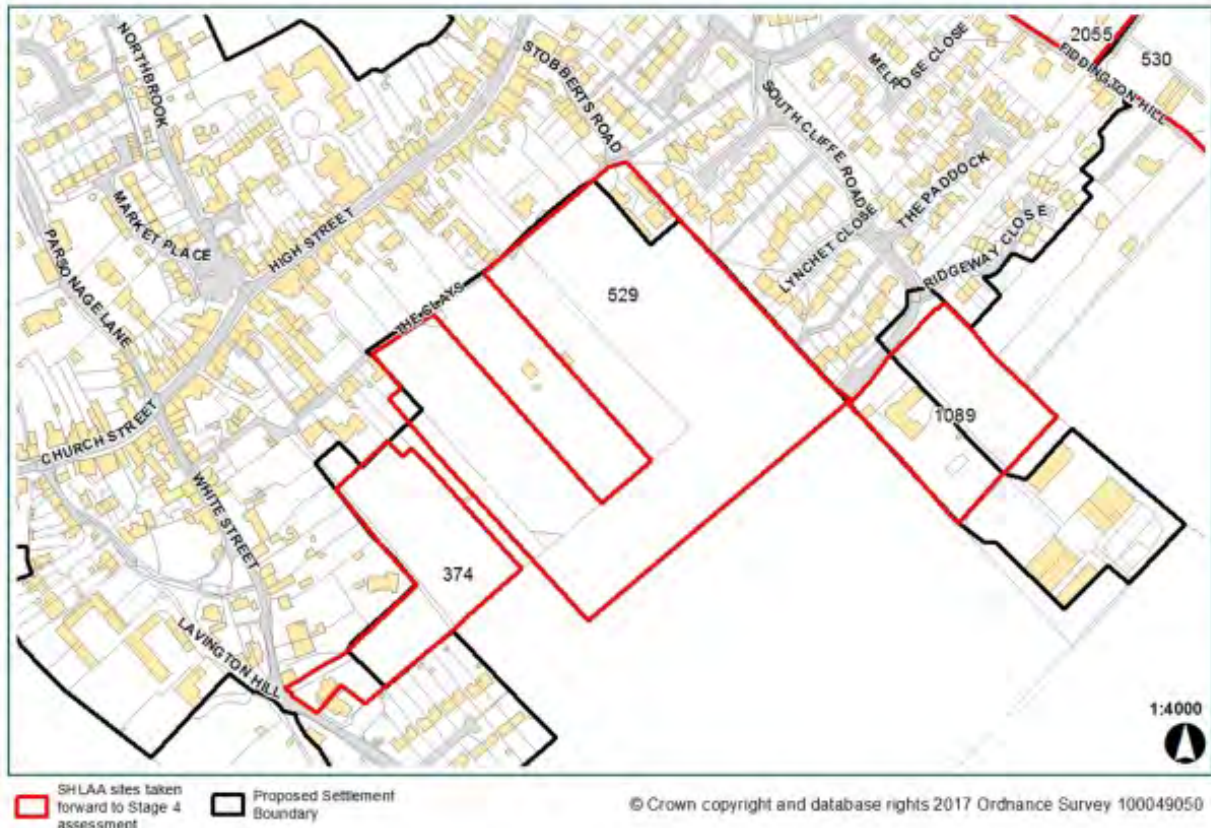


Table G.4 Site 529 - Southcliffe Road

SHLAA ref	Site Name
529	Southcliffe Road
Step 1	
SA effects and mitigation measures	<p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The site is south east of the High Street and the Listed Buildings that front it and is immediately adjacent to the designated Conservation Area. The Conservation Area Statement (2002) refers to the importance of this undeveloped area in terms of allowing historic buildings to be seen in their original setting with an unobstructed prospect of Salisbury Plain. The loss of this area would result in harm to heritage assets, the character or appearance of the Conservation Area and the significance of Listed Buildings, and proposing development requires a convincing justification. <p>LANDSCAPE</p>

SHLAA ref	Site Name
529	Southcliffe Road
	<ul style="list-style-type: none"> Development at this site would likely have an adverse impact on the character of Market Lavington as a whole. A substantial green infrastructure buffer would be required in order to maintain a soft edge to open countryside and simple screening measures may not suffice. The scale of necessary mitigation is likely to result in a significant reduction in the dwelling capacity of the site and focus low density two storey development closer to the High Street having regard to the setting of the Conservation Area. <p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site contains hedgerow and traditional orchard / mature trees (Biodiversity Action Plan - Priority Habitat) which should be retained and enhanced. This would be achieved through the delivery of a comprehensive green infrastructure strategy designed to deliver additional on-site planting/landscaping.
Accessibility	<p>The site is within approximately 1km of facilities such as the primary school, health centre and shop. It should therefore be considered as being accessible. Residents would be able to walk or cycle to the majority of local facilities.</p> <p>Vehicular access to the site is considered to be achievable. However, it is likely to be on land required to be kept free from development to protect the landscape character of Market Lavington.</p>
Overall suitability	<p>Development would affect the setting, and by association the significance of Listed Buildings which front the High Street as well as the character and appearance of the Conservation Area. It would be difficult to avoid all harm and it may be substantial.</p> <p>Also, to mitigate for the potential for harm to the visual qualities of the wider landscape and the rural setting to the village, a layout would need to involve substantial planting and a corresponding reduction in the capacity of the site. Such a reduction to the net developable area could render vehicular access to the site problematic.</p>
Step 2	
Fit with area strategy	<p>Market Lavington is identified in the Wiltshire Core Strategy as a Local Service Centre and hence plays a strategic role within the wider Devizes Community Area. Development would contribute towards meeting the indicative residual housing requirement for the Devizes Community Area Remainder (102 dwellings) and deliver positive benefits to the village.</p>
Step 3	

SHLAA ref	Site Name
529	Southcliffe Road
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>The overall sustainability benefit of allocating this site for development is considered to be marginal at best.</p> <p>Development would involve the loss of undeveloped land noted for its importance to the significance of listed buildings along the High Street as well as the Conservation Area. It would be difficult to avoid at least some harm and any harm would require a convincing and compelling justification for development.</p> <p>The scale of housing development would be substantially reduced by the scale of mitigation likely to be necessary.</p> <p>The detrimental effects associated with allocating this site for development would outweigh marginal benefits and there is not a convincing or compelling justification for the development of this site. As a result of further assessment, the site is not considered suitable for housing development.</p>

SHLAA ref	Site Name
Site 530	Fiddington Hill

Figure G.3 Site 530 - Fiddington Hill

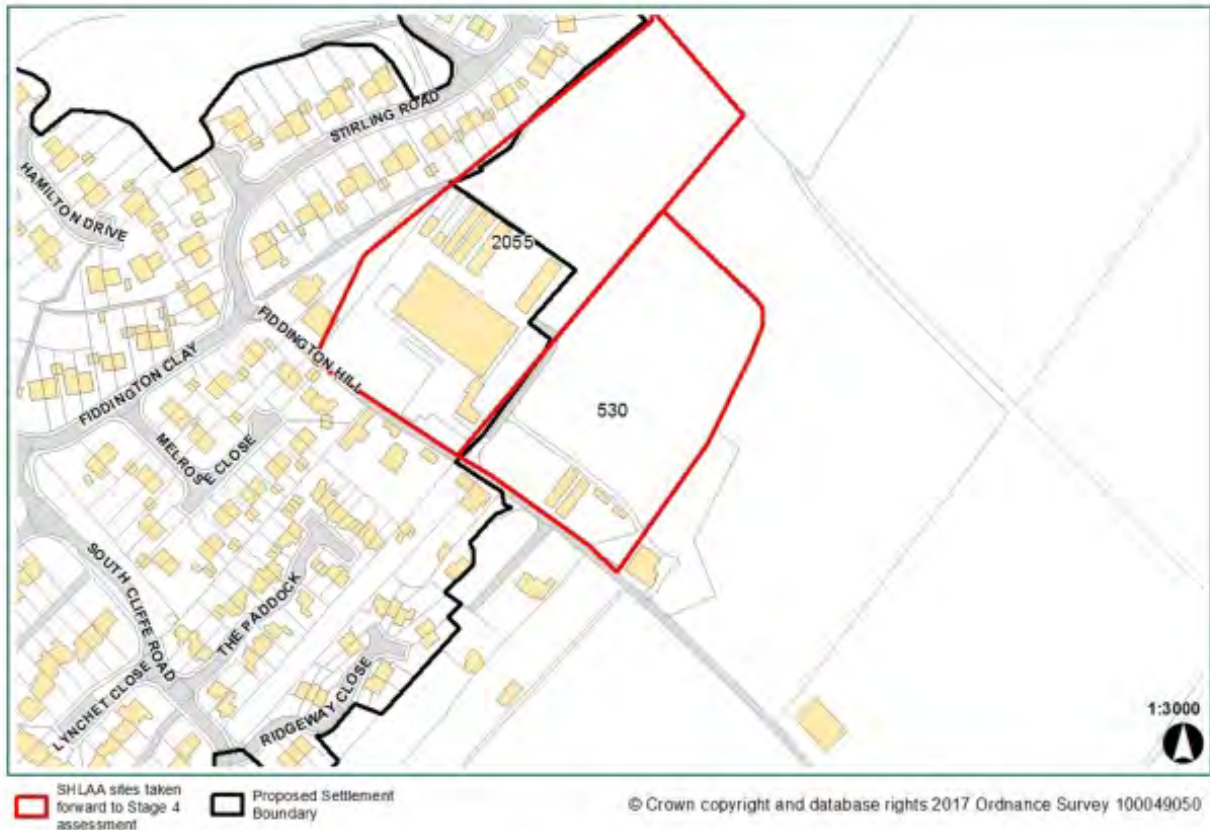


Table G.5 Site 530 - Fiddington Hill

SHLAA ref	Site Name
530	Fiddington Hill
Step 1	
SA effects and mitigation measures	<p>LANDSCAPE</p> <ul style="list-style-type: none"> The development of the whole of this site would potentially threaten the visual qualities of the wider landscape. A smaller site could be created using existing boundary features and thereby relate more appropriately with the existing pattern of development. It would also be appropriate for part of the site area to be developed comprehensively in combination with the adjoining site 2055. A substantial green buffer would need to be created in order to provide a soft urban edge to the village, reducing the dwelling capacity of the site.

SHLAA ref	Site Name
530	Fiddington Hill
	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site boundaries contain hedgerow (BAP Priority Habitat) and mature trees which should be retained and enhanced. This could be achieved through the delivery of comprehensive planting and landscaping scheme. <p>WATER</p> <ul style="list-style-type: none"> A small part of the site lies within Source Protection Zone 2. The protection of groundwater resources is an important consideration. Any subsequent planning application and proposed mitigation measures would therefore need to be informed by dialogue with the Environment Agency.
Accessibility	<p>The site is within approximately 1km of facilities such as the primary school, health centre and shops. Residents would be able to walk or cycle to the majority of local facilities.</p> <p>However, improvements for pedestrians and cyclists are necessary. These could be achieved most effectively by the development of this site being considered in combination with the adjoining site option.</p> <p>Similarly, a vehicular access to the site is considered achievable, but only if comprehensively developed alongside a scheme for site 2055, with pedestrian and cycle permeability through to the bridleway (MLAV24/ EAST22). Whilst the sites are understood to be in separate ownership, a comprehensive development would offer the best opportunity to secure a holistic development that addresses local constraints in an effective manner.</p>
Overall suitability	<p>This site option must be considered in combination with the adjoining site 2055 in order to ensure a safe access to the site and highway improvements.</p> <p>A reduction in the extent of the site and the need to mitigate landscape impacts at this site would limit development to approximately 15 dwellings.</p>
Step 2	
Fit with area strategy	<p>Market Lavington is identified in the Wiltshire Core Strategy as a Local Service Centre and hence plays a strategic role within the wider Devizes Community Area. Holistic development involving this site and the adjacent site 2055 would make a modest contribution towards meeting the indicative residual housing requirement for the Devizes Community Area Remainder (102 dwellings) and deliver positive benefits to the village.</p>
Step 3	

SHLAA ref	Site Name
530	Fiddington Hill
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>Development of this site would deliver modest, but nonetheless positive benefits to the village. If developed with the adjoining site (2055), the overall sustainability benefits are considered to be good given the scope for additional affordable housing that would result.</p> <p>The extent of the site would need to be limited to reflect the existing pattern of development in the village. In addition, there would be a need for a substantial amount of native species planting to create an attractive urban edge to the village.</p> <p>The site is in proximity to services and facilities at the heart of the village, thereby helping to improve levels of self-containment.</p>

SHLAA ref	Site Name
Site 1089	Southcliffe

Figure G.4 Site 1089 - Southcliffe

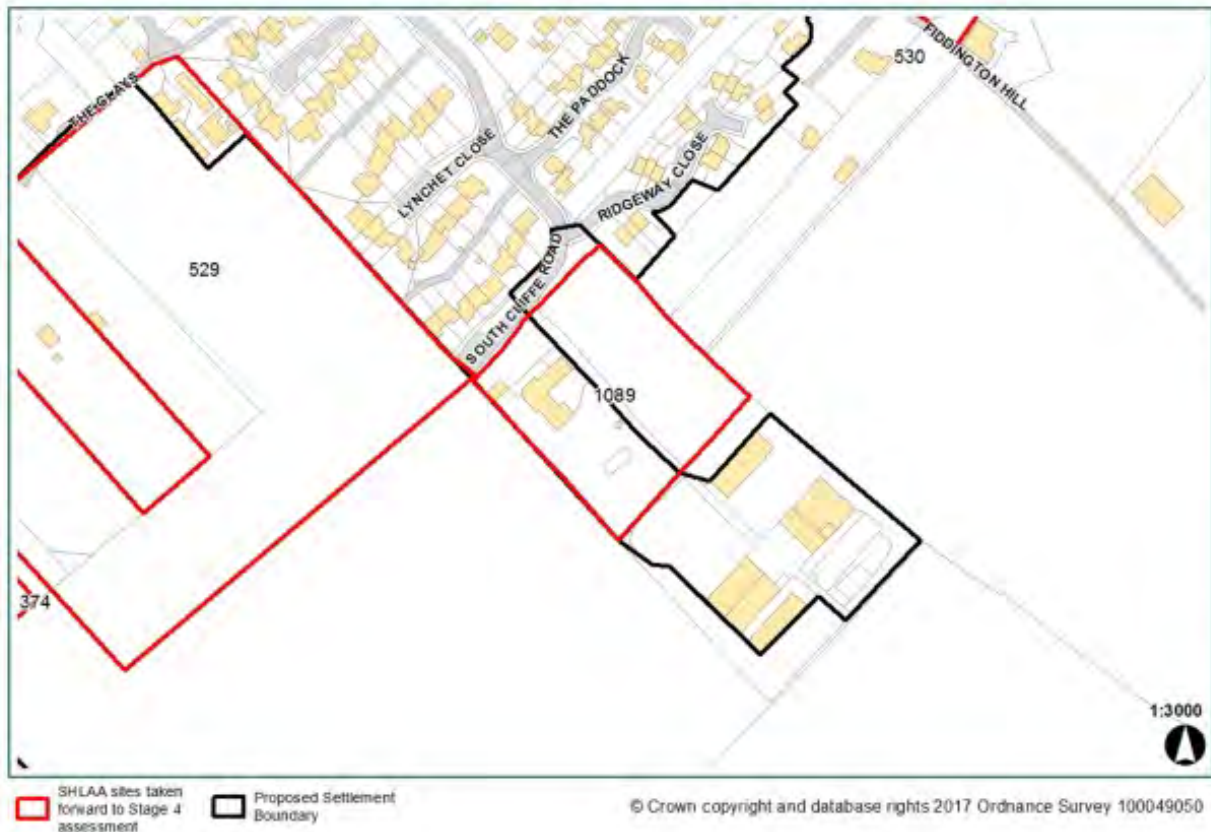


Table G.6 Site 1089 - Southcliffe

SHLAA ref	Site Name
1089	Southcliffe
Step 1	
SA effects and mitigation measures	<p>LANDSCAPE</p> <ul style="list-style-type: none"> Existing trees should be retained and bolstered to enable development to be accommodated within the wider landscape without harm and address potential impacts on residential properties adjoining the site. Such works would slightly reduce the net developable area of the site. <p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site contains hedgerows (BAP Priority Habitat) and trees at the boundaries and within the site that are likely to function as a wildlife corridor and these should be retained and enhanced.

SHLAA ref	Site Name
1089	Southcliffe
Accessibility	<p>The site is within approximately 1km of facilities such as schools, health centres or shops. Residents would be able to walk or cycle to the majority of local facilities.</p> <p>The site is currently bisected by a road that should be retained in order to maintain access to the adjacent business park. However, vehicular access to the site is nonetheless considered acceptable in principle, although this corridor might also be likely to reduce the site's developable area.</p>
Overall suitability	<p>Retaining and enhancing existing landscape features and preserving an existing access route, reduces the dwelling capacity of the site. The site is otherwise relatively unconstrained.</p> <p>Whilst the site area would need to be reduced in order to accommodate mitigation measures, a development of approximately 20 dwellings would be achievable.</p>
Step 2	
Fit with area strategy	Market Lavington is identified in the Wiltshire Core Strategy as a Local Service Centre and hence plays a strategic role within the wider Devizes Community Area. Development would contribute towards meeting the indicative residual housing requirement for the Devizes Community Area Remainder (102 dwellings) and deliver modest positive benefits to the village.
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>Development of this site would deliver modest, but nonetheless positive benefits to the village. Such benefits would include its proximity to services and facilities at the heart of the village, thereby helping to improve levels of self-containment.</p> <p>Adverse effects are considered capable of successful mitigation. Therefore, in overall terms, the allocation of this site for development would lead to good sustainability benefits, including scope for a boost in the delivery of affordable housing.</p>

SHLAA ref	Site Name
Site 2055	Underhill Nursery

Figure G.5 Site 2055 - Underhill Nursery

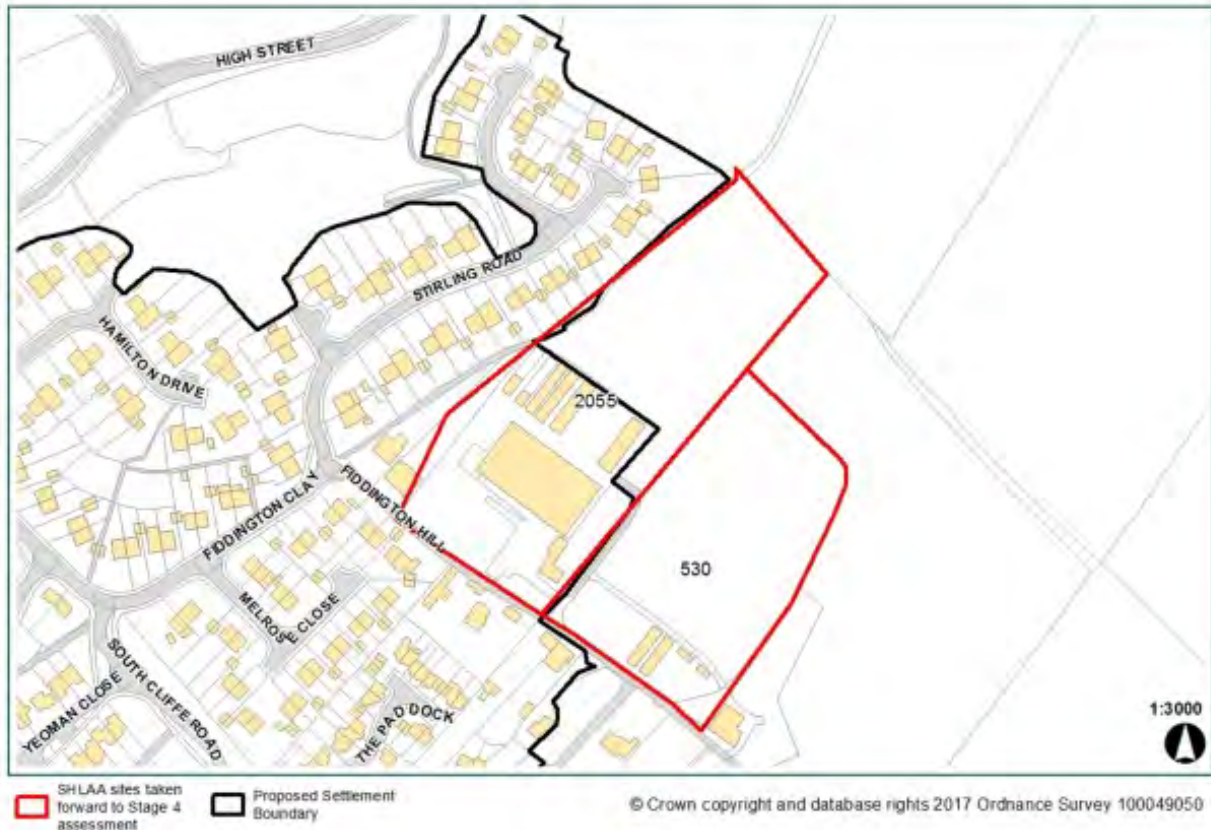


Table G.7 Site 2055 - Underhill Nursery

SHLAA ref	Site Name
2055	Underhill Nursery
Step 1	
SA effects and mitigation measures	<p>LANDSCAPE</p> <ul style="list-style-type: none"> The development of the whole of this site would potentially threaten the visual qualities of the wider landscape. A smaller logical site can be created using existing boundary features that is also more consistent with the existing pattern of development. It would also be appropriate for the area to be developed comprehensively in combination with the adjoining site 530. A substantial green buffer would need to be created in order to provide a soft urban edge to the village. Detailed design and layout would also need to ensure the amenity of an adjacent residential property. Development would

SHLAA ref	Site Name
2055	Underhill Nursery
	<p>be set back from the bridleway and Fiddington Hill. These measures reduce the dwelling capacity of the site.</p> <p>LAND USE</p> <ul style="list-style-type: none"> Development of the site for housing would lead to loss of land in business use / employment site. However, it would also void the premature loss of best and most versatile agricultural land. The site relates reasonably well to the built extent of the village. Housing development would maximise the potential of the land and could be assimilated into the village. There is potential for contamination from the site's previous use and a land contamination survey would be required to assure there were no risks to public health. Mitigation is considered to be capable of resolving any risk of contamination. <p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site contains a hedgerow on the northern boundary, and large mature tree line/hedgerow at the north eastern corner, as well as grass and scrub, all of which are potential habitats for protected species. Ecological assessment would be required. As Biodiversity Action Plan Priority Habitats, hedgerows/hedgerow trees will need to be retained and enhanced with additional native species. Such measure are likely to reduce the capacity of the site. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> Medieval remains have been found on or adjacent to the site. Further investigation and appraisal would be required in order to support any subsequent planning application. The treatment of any archaeological finds would be resolved through the planning application process. <p>WATER</p> <ul style="list-style-type: none"> As with other site options at the village, records indicate the land would be susceptible to surface water ponding/flooding. Mitigation to address this issue could involve the use of attenuation ponds and stand-offs. A small part of the site lies within Source Protection Zone 2. The protection of groundwater resources is an important consideration. Any subsequent planning application and proposed mitigation measures would therefore need to be informed by dialogue with the Environment Agency.
Accessibility	<p>The site is within approximately 1km of facilities such as the primary school, health centre and shops. Residents would be able to walk or cycle to the majority of local facilities.</p> <p>However, improvements for pedestrians and cyclists are necessary. These could be achieved most effectively by the development of this site being considered in combination with the adjoining site option (530).</p>

SHLAA ref	Site Name
2055	Underhill Nursery
	<p>Vehicular access to the site is poor and would require improvement to enable the provision of suitable turning room for emergency and refuse vehicles. Such improvements are considered feasible if the site is comprehensively developed alongside site 530. Whilst the sites are understood to be in separate ownership, a comprehensive development would offer the best opportunity to secure a holistic development that addresses local constraints in a timely and effective manner.</p> <p>In order to improve pedestrian access / permeability through the site it may be necessary to upgrade/improve the surface of the bridleway to the western boundary of the site (comprised of public rights of way MLAV24 and EAST22).</p>
Overall suitability	<p>In the light of vehicular access constraints, this site option must be considered in combination with the adjoining site 530.</p> <p>The need to mitigate landscape impacts at this site would limit development to approximately 35 dwellings.</p>
Step 2	
Fit with area strategy	<p>Market Lavington is identified in the Wiltshire Core Strategy as a Local Service Centre and hence plays a strategic role within the wider Devizes Community Area. Holistic development involving this site and the adjacent site 530 would contribute towards meeting the indicative residual housing requirement for the Devizes Community Area Remainder (102 dwellings) and deliver positive benefits to the village.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>Development of this site would deliver positive benefits to the village. If allocated and developed with the adjoining site (530), the overall sustainability benefits are considered to be good given the scope for affordable housing that would result.</p> <p>The site is in good proximity to services and facilities at the heart of the village, thereby helping to improve levels of self-containment. The site extent needs to be limited to reflect the settlement's pattern and there is a need for a significant planting to create an attractive urban edge to the village.</p>

SHLAA ref	Site Name
2055	Underhill Nursery
	Comprehensive development with the adjoining site (530) would be the most effective means to deliver highway improvements, better access on foot and by cycle and deliver a landscape treatment that, in addition to creating an attractive urban edge, can also filter views from the wider countryside.

SHLAA ref	Site Name
Site 3443	East of Lavington School

Figure G.6 Site 3443 - East of Lavington School

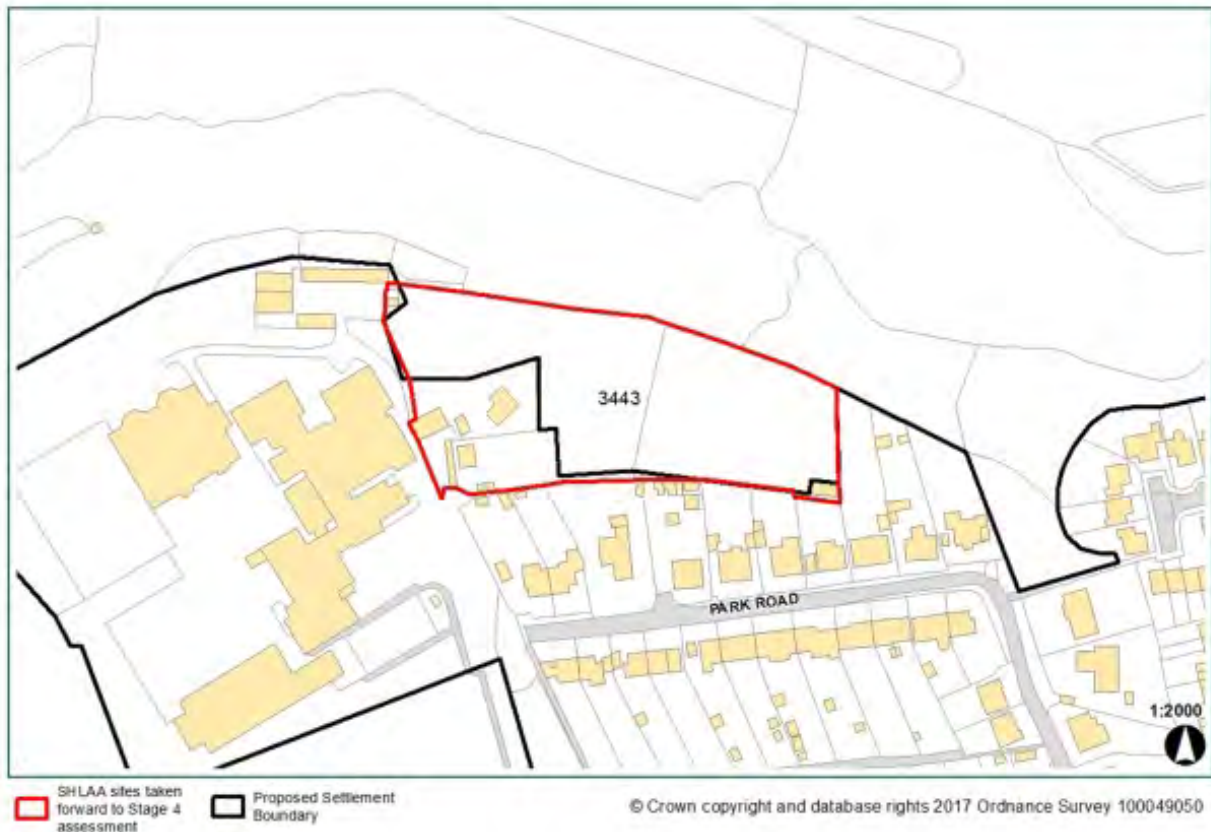


Table G.8 Site 3443 - East of Lavington School, Market Lavington

SHLAA ref	Site Name
3443	East of Lavington School, Market Lavington
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> The presence of veteran trees and Ancient Woodland to the north of the site, associated with Manor house Woods County Wildlife Site (CWS); as well as an adjacent watercourse and ecological designations would necessitate detailed assessments to be undertaken at planning application stage. A significant green infrastructure buffer would be required to protect the CWS, which would limit the overall size / capacity of the site. <p>LANDSCAPE</p>

SHLAA ref	Site Name
3443	East of Lavington School, Market Lavington
	<ul style="list-style-type: none"> • Development would need to create an attractive urban edge along the northern boundary. A landscape buffer would share the role of protecting the CWS referred to above. • The site abuts housing to the south along Park Road and detailed design and layout would ensure safeguarding the amenity of residents. As such, screening/buffers would need to be incorporated into any eventual development scheme, which, in turn, could also reduce the likely developable area. <p>WATER</p> <ul style="list-style-type: none"> • Issues have been identified regarding surface water drainage and sewer flooding events have been recorded in the immediate area. A Sustainable Drainage Scheme (SuDS) would need to be incorporated within the design of any subsequent scheme. <p>CLIMATE CHANGE</p> <ul style="list-style-type: none"> • The site is in close proximity to a watercourse and therefore Flood Zones 2 and 3. A detailed drainage and flood risk assessment would be required in order for housing development to avoid flood risk areas and to suggest appropriate surface water management. This may also reduce the site's developable area.
Accessibility	<p>The site is within approximately 1km of facilities such as the primary school, health centre and shops. Residents would be able to walk or cycle to the majority of local facilities.</p> <p>The site currently shares its only means of access with the school. Accordingly, a detailed scheme will need to consider incorporating measures that safeguard pupil safety.</p>
Overall suitability	<p>In order to protect and enhance biodiversity, as well as establish an attractive boundary to the village, development proposals would need to incorporate new planting areas comprising native species. The amenity of existing residents would also be safeguarded through such planting. Taking account of these measures, the site is considered to be suitable and deliverable for approximately 15 dwellings.</p> <p>Sharing an access with the school is acceptable, but would require particular design considerations to ensure the safety of users. Further dialogue with the school would therefore be required in order to secure agreement over the suitability of access/egress arrangements. A well thought-out design is considered to be achievable in this respect. Housing development would avoid flood risk areas and incorporate appropriate surface water management.</p>
Step 2	

SHLAA ref	Site Name
3443	East of Lavington School, Market Lavington
Fit with area strategy	Market Lavington is identified in the Wiltshire Core Strategy as a Local Service Centre and hence plays a strategic role within the wider Devizes Community Area. Development of the site would make a modest contributions towards meeting the indicative residual housing requirement for the Devizes Community Area Remainder (102 dwellings) and deliver positive benefits to the village.
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>Potential adverse landscape and biodiversity effects can be effectively mitigated. The prospect of a shared access with the school raises issues of safety and security but, in co-operation with the school, they are considered capable of being resolved through a well thought-out design.</p> <p>Therefore, if allocated for development, the overall sustainability benefits are considered to be moderate. There is some scope for affordable housing. The site is in reasonable proximity to services and facilities at the heart of the village, thereby helping to improve levels of self-containment.</p>

Conclusion - selection of preferred sites

Table G.9 Conclusion - selection of preferred sites

Step 5	
Fit with spatial strategy	<p>As anticipated by the WCS the Local Service Centre of Market Lavington has an important role to play in the East Wiltshire Housing Market Area. Therefore, allocating land at the village would ensure the supply of housing remains resilient throughout the remainder of the Plan period to 20216. As such, this Plan would positively contribute towards the achievement of the objectives of the Wiltshire Core Strategy and the Area Strategy for the Devizes Community Area.</p> <p>The indicative residual housing requirement to be delivered in the area of search (Devizes Community Area Remainder) is 102 dwellings. Based upon the current and projected level of housing commitments in the East Wiltshire Housing Market Area, there is no need to allocate sites at Large Villages within the Devizes Community Area Remainder through the Plan.</p> <p>Two sites at Market Lavington have been rejected given the impact on heritage assets as well as access constraints. Their potential benefits are not outweighed. The remaining sites have moderate sustainability benefits and together could contribute approximately 80 dwellings which is approximately 78% of the residual requirement for this area.</p> <p>Though the emerging Market Lavington Neighbourhood Plan may allocate sites for housing, it is not at a sufficiently advanced stage for it to be taken into consideration at this stage. As anticipated by legislation, national and local policy, local communities should be given the support to plan for their own future through the neighbourhood planning process. Therefore, if the emerging neighbourhood plan reaches the 'Regulation 16' stage before the Housing Site Allocations Plan reaches the Examination stage, a decision will need to be taken as to the efficacy of persisting with allocations at the village.</p>
Selection of preferred sites	<p>Whilst six sites were assessed in detail through Stage 4a, two sites (sites 374 and 529) were deemed inappropriate for development. The reasoning for removing them centred around impacts on heritage assets and vehicular access constraints.</p> <p>The four sites at Market Lavington could provide a modest, but nonetheless appropriate number of houses. These sites are:</p> <ul style="list-style-type: none"> ● Site 530 Fiddington Hill ● Site 1089 Southcliffe ● Site 2055 Underhill Nursery ● Site 3443 Land to the east of Lavington School <p>These remaining sites are considered capable of moderate sustainability benefits including affordable housing and would contribute approximately 80 dwellings to help maintain local housing supply and bolster Market Lavington's role as a Local Service Centre.</p>

The sites at Fiddington Hill and Underhill Nursery (sites 530 and 2055) need to be treated comprehensively as one combined Plan allocation in order to achieve the most effective access arrangement and landscape treatment.

Preferred sites

The following sites are considered to be available, achievable and deliverable at Market Lavington:

Table G.10

Site name	Approximate dwelling capacity
Underhill Nursery	50
Southcliffe	15
Land to the east of Lavington School	15
TOTAL	80

Devizes Community Area Topic Paper - Cabinet version

Malmesbury Community Area Topic Paper - Cabinet version

■	Main sections	
1	Introduction	3
2	Malmesbury Community area	6
3	Settlement boundary review	9
4	Overview of the site selection process	10
5	Outcome of the site selection process for Malmesbury	12
6	Outcome of the Malmesbury Community Area Remainder site selection process	13
7	Conclusions	19
■	Appendices	
A	Proposals for revised settlement boundaries	20
B	SHLAA sites considered during the site selection process	34
C	Exclusionary criteria considered at Stage 2a of the site selection process	40
D	Assessment criteria and output from Stage 2a of the site selection process	46
E	Assessment criteria and output from Stage 2b of the site selection process	59
F	Assessment criteria and output from Stage 3 of the site selection process	71
G	Assessment criteria and output from Stage 4a of the site selection process	79

1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Malmesbury Community Area.

Settlement boundary review

1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and instead relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan⁽¹⁾.

1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the Plan period in accordance with national policy and help to compliment neighbourhood planning.

Topic paper structure

1.5 *Table 1.1* shows the layout of the Malmesbury Community Area Topic Paper (CATP). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Malmesbury Community Area Topic Paper

#	Section	Appendices
2	Community area	Planning policy context for the Malmesbury Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Malmesbury	Summary of the site selection process for Malmesbury (Stage 1). It outlines the methodology and identifies whether housing site allocations at Malmesbury should be included in the Plan. This section summarises the outcome of the site selection process.	Appendix B contains maps of each settlement showing SHLAA sites considered during the site selection process. They show whether sites have been identified for allocation or at which stage they have been removed from the site selection process.
6	Outcome of the Malmesbury Community Area Remainder site selection process	Summary of the Malmesbury Community Area Remainder site selection process (Stage 1 to 4a). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan. This section summarises the outcome of the site selection process and provides justification for the Plan's proposed allocations.	<p>Appendix C contains maps of each settlement showing the exclusionary assessment criteria considered at Stage 2a of the site selection process.</p> <p>Appendix D contains the assessment criteria and output from Stage 2a of the site selection process.</p> <p>Appendix E contains the assessment criteria and output from Stage 2b of the site selection process.</p> <p>Appendix F contains the assessment criteria and output summary from Stage 3 of the site selection process.</p> <p>Appendix G contains the assessment criteria and output from Stage 4a of the site selection process.</p>

7	Conclusions	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	
---	--------------------	--	--

2. Malmesbury Community area

Context

2.1 The WCS provides the context for the Plan in relation to the Malmesbury Community Area. Core Policies 1 (Settlement Strategy) and 13 (Malmesbury Area Strategy) set out:

- the settlement hierarchy for sustainable development in the Malmesbury Community Area, and
- associated indicative housing requirements.

2.2 Core Policy 13 sets out that approximately 1,395 new homes will be provided of which about 885 should occur at the Market Town of Malmesbury. Approximately 510 homes will be provided in the rest of the community area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Malmesbury Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

2.3 The settlements listed in *Table 2.1* below fall within the Malmesbury Community Area.

Table 2.1 Settlement Strategy in the Malmesbury Community Area

Market Town	Malmesbury
Large Villages	Ashton Keynes, Crudwell, Great Somerford, Oaksey and Sherston
Small Villages	Brinkworth, Charlton, Corston, Dauntsey, Lea, Luckington, Milbourne, Minety and Upper Minety

Issues and considerations

2.4 Core Policy 13 and the supporting text (paragraph 5.73) of the WCS identify specific issues to be addressed in planning for the Malmesbury Community Area, including:

- providing appropriate levels of housing in the town. Malmesbury has a high quality historic environment with few opportunities to bring forward new affordable homes on previously developed land. It is possible that a greenfield site may need to be identified to provide for housing need in the community area and enable the local economic base to diversify. Such opportunities should be identified through a community-led neighbourhood plan or in accordance with Core Policy 2
- future development will be carefully managed to ensure the high quality built environment, including the important historic assets, such as Malmesbury Abbey and Conservation Area, are protected. Future development should be of high quality design and well integrated with the existing built form and landscape setting of the town, including using local materials where appropriate

- all development within the Community Area must conserve the designated landscape of the Cotswold Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics
- The Cotswold Water Park is a changing landscape and expanding recreational resource for the county and its visitors. Development in the Cotswold Water Park should contribute towards the objectives of the Vision and Implementation Plan⁽²⁾ for the area

2.5 The Wiltshire Infrastructure Delivery Plan ('the IDP')⁽³⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- extension of existing primary schools to provide additional places
- expansion of existing secondary school to provide additional places
- provision of additional nursery school places
- development of a community campus, involving the co-location of local facilities run by the community
- support development of local primary care health facilities

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 The housing requirements for Malmesbury Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for Malmesbury Community Area at April 2017⁽⁴⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Malmesbury	885	560	455	0
Malmesbury CA Remainder	510	336	104	70
Malmesbury CA	1,395	896	559	70

Neighbourhood planning

2.8 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

² Cotswold Water Park Vision and Implementation Plan, available at: <http://www.waterpark.org/resources-documents/>

³ Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Malmesbury Community Area.*

⁴ Wiltshire Council (June 2017). Topic Paper 3 Housing Land Supply

2.9 Malmesbury Community Area has one made neighbourhood plan and four in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by these plans. If a neighbourhood plan is sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this includes information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁵⁾.

Table 2.3 Status of neighbourhood plans in Malmesbury Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Malmesbury	Made Plan (Feb 2015)	Allocations for provision of approx. 270 dwellings.	No
Ashton Keynes	Made Plan (May 2017)	The NP allocates land for 11 new dwellings.	No
Great Somerford	Examination (Mar 2017)	The draft NP allocates land for 35 new dwellings.	Yes
Oaksey	Area Designation (Apr 2016)	Unknown at this stage	Unknown at this stage
Sherston	Area Designation (Feb 2012)	Unknown at this stage	Unknown at this stage

5 Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Malmesbury Community Area:

- Malmesbury
- Ashton Keynes
- Crudwell
- Oaksey, and
- Sherston

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology Paper*⁽⁶⁾.

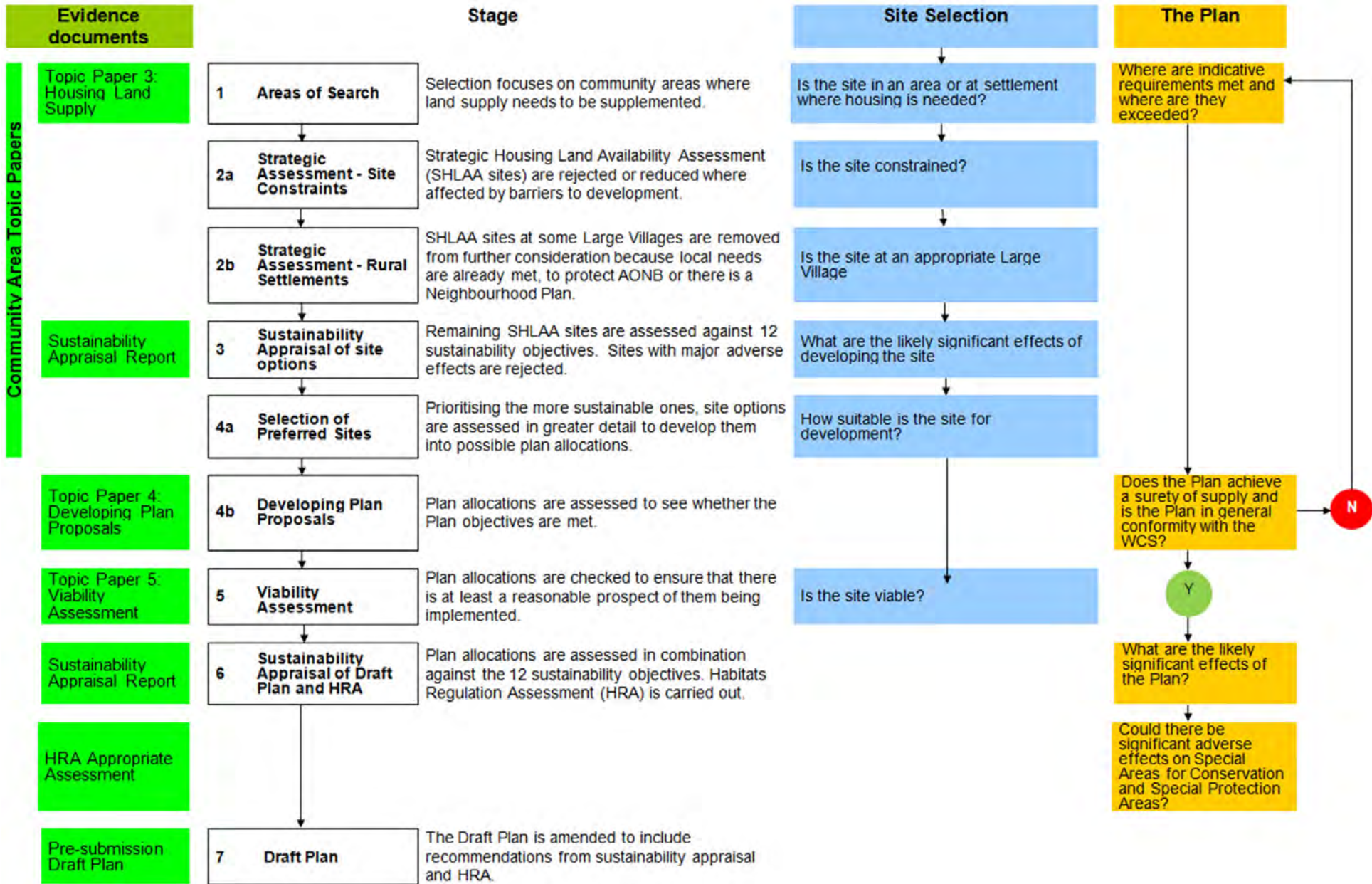
3.3 Great Somerford is considered to have had its settlement boundary reviewed through a sufficiently advanced neighbourhood planning process. Therefore, the settlement boundary review excludes this settlement from further consideration.

6 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology⁽⁷⁾.*

7 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.



5. Outcome of the site selection process for Malmesbury

Overview

- 5.1 This section summarises the outcome of the site selection process for the Market Town of Malmesbury. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁸⁾.
- 5.2 The decisions taken after each stage of the process for Malmesbury, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3 The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Malmesbury. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4 *Table 2.2* demonstrates that the indicative residual requirement for Malmesbury to be delivered during the Plan period has been met. This includes the allocation in the recently made neighbourhood plan for Malmesbury.
- 5.5 Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation at the Market Town of Malmesbury and the site selection process ends after Stage 1.

8 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*

6. Outcome of the Malmesbury Community Area Remainder site selection process

Overview

- 6.1** This section summarises the outcome of the site selection process for the Malmesbury Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology Paper*⁽⁹⁾.
- 6.2** The decisions taken after each stage of the process for the Malmesbury Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative housing requirements and indicative residual requirement outstanding for Malmesbury community area remainder. Generally, it is the areas with an outstanding requirement to be met that form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4** *Table 2.2* demonstrates an indicative residual requirement of 70 dwellings for the Malmesbury Community Area Remainder to be delivered during the Plan period.
- 6.5** Therefore, the Plan will need to consider the need to allocate additional land to help meet the indicative residual requirement. The site selection process for the Malmesbury Community Area Remainder progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

- 6.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in the Malmesbury Community Area Remainder. Strategic Housing Land Availability Assessment (SHLAA) sites at the Large Villages are assessed against a range of exclusionary criteria. They are removed or reduced in capacity where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 6.7** Only SHLAA sites in the immediate surrounds of settlements are considered through the Stage 2a strategic assessment. Sites within the open countryside or at Small Villages (i.e. not located at Large Villages, Local Service Centres, Market Towns or Principal Settlements) are not considered as potential housing allocation sites and, therefore, removed from further consideration⁽¹⁰⁾.
- 6.8** *Table 6.1* below lists SHLAA sites removed prior to the Stage 2a assessment on this basis.

Table 6.1 SHLAA sites removed prior to Stage 2a for being in the open countryside or at a Small Village

Area of search	SHLAA sites in the open countryside or at a Small Village
Malmesbury CA Remainder	38, 63, 64, 141, 146, 166, 483, 484, 605, 651, 655, 716, 1115, 1118, 2006, 2009, 2029, 2035, 3011, 3012, 3015, 3016, 3020, 3021, 3022, 3140, 3158, 3166, 3178, 3190, 3220, 3392, 3419, 3428, 3434, 3482

9 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*

10 Wiltshire Council (September 2011). Strategic Housing Land Availability Assessment (SHLAA) Methodology

6.9 **Appendix B** contains maps of the Large Villages within the Malmesbury Community Area, showing SHLAA sites considered during the site selection process. **Appendix C** contains maps showing the exclusionary criteria, while **Appendix D** contains the assessment criteria and output from Stage 2a, including reasons why individual sites have been removed.

6.10 *Table 6.2* below summarises the output from the Stage 2a strategic assessment for Large Villages in the Malmesbury Community Area Remainder.

Table 6.2 SHLAA sites considered at Stage 2a in the Malmesbury Community Area Remainder

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Ashton Keynes	151, 614a, 614b, 722, 1105, 3119, 3511	702
Crudwell	None	3233
Great Somerford	511, 1117, 2053	794, 795, 3017
Oaksey	684, 3346, 3347, 3348, 3349, 3350	3128
Sherston	92, 93, 94, 96, 107, 509, 653a, 3206	653b, 3425, 3178

6.11 Therefore, the outcome of the Stage 2a assessment for the Malmesbury Community Area Remainder illustrates the availability of land at the following Large Villages:

- Ashton Keynes
- Crudwell
- Great Somerford
- Oaksey, and
- Sherston

Stage 2b: Identifying requirement for growth in Large Villages

6.12 In order to deliver sustainable growth, site allocations may not be necessary at all of these Large Villages. The purpose of Stage 2b is to establish whether any should be removed from the 'area of search'. As such, Stage 2b performs a comparative analysis of Large Villages within the Community Area Remainder. If any are removed, sites in and around these Large Villages would be removed and not taken forward to the next stage.

6.13 **Appendix E** contains the assessment criteria and output from Stage 2b of the site selection process. *Table 6.3* below summarises the Stage 2b assessment for the Large Villages within the Malmesbury Community Area Remainder (CAR), showing those that have been removed and not taken forward to the next stage.

Table 6.3 Summary of the Stage 2b Assessment of Large Villages in the Malmesbury Community Area Remainder

Large Village	Justification for not taking forward to the next stage
Ashton Keynes	<ul style="list-style-type: none"> • Made neighbourhood planning process that allocates housing
Great Somerford	<ul style="list-style-type: none"> • Sufficiently advanced neighbourhood planning process that allocates housing
Sherston	<ul style="list-style-type: none"> • Only Large Village in Malmesbury CAR constrained by the AONB • Primary school full and not capable of expansion

6.14 Therefore, only sites in the Large Villages of Crudwell and Oaksey, which have not been removed due to the application of exclusionary criteria at Stage 2a, have been taken forward to the next stage of the site selection process (Stage 3).

6.15 **Appendix B** highlights SHLAA sites removed after Stage 2 of the site selection process.

Stage 3: Sustainability Appraisal of remaining SHLAA sites

6.16 After this high level assessment, remaining potential sites have been assessed using Sustainability Appraisal (SA). The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site has been assessed against each of the objectives using a consistent set of decision-aiding questions. Each option was then scored under each objective based on a generic assessment scale from major positive to a major adverse effect⁽¹¹⁾.

6.17 **Appendix F** contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for the Malmesbury Community Area Remainder. Detailed assessments of individual sites are included within the Sustainability Appraisal Report⁽¹²⁾.

6.18 Potential sites are rejected where the appraisal concludes development would result in one or more major adverse effects. The remaining potential sites in each area or settlement are compared in terms of the balance of their sustainability benefits versus adverse effects. The appraisal therefore suggests potential sites that are 'more sustainable' or 'less sustainable', as shown in *Table 6.4*.

Table 6.4 SHLAA sites considered at Stage 3 in the Malmesbury Community Area Remainder

SHLAA ref	Site name	Outcome after Stage 3
Crudwell		
Site 3223	Ridgeway Farm	More Sustainable
Oaksey		
Site 3128	Land off Wick Road	More Sustainable

Sites rejected after Stage 3

6.19 There were no sites rejected after Stage 3.

Sites taken forward

6.20 *Table 6.5* below shows sites taken forward to the next stage of the site selection process.

Table 6.5 SHLAA sites taken forward after Stage 3 in the Malmesbury Community Area Remainder

SHLAA ref	Site name
Crudwell	
Site 3223	Ridgeway Farm
Oaksey	

11 Wiltshire Council (June 2017). *Sustainability Appraisal*.

12 Wiltshire Council (June 2017). *Sustainability Appraisal*.

SHLAA ref	Site name
Site 3128	Wick Road

6.21 Appendix B highlights SHLAA sites removed after Stage 3 of the site selection process.

Stage 4a: Selection of preferred sites

6.22 The purpose of this stage, which involves five steps, is to select those SHLAA sites that can be site allocations. The 'more sustainable' sites (site options), resulting from the assessment in Stage 3, are individually assessed in more detail for suitability and fit with area strategy (steps 1-4). The conclusion selects preferred sites (step 5)⁽¹³⁾.

6.23 Appendix G contains the assessment criteria and output from Stage 4a of the site selection process. This includes a maximum dwelling capacity for the preferred sites identified for allocation, as well as identifying particular considerations connected to each site that should be referred to by the Plan.

6.24 Table 6.6 below shows the site options considered at Stage 4a.

Table 6.6 Site options considered at Stage 4a in the Malmesbury Community Area Remainder

SHLAA ref	Site name	SHLAA capacity
Crudwell		
Site 3233	Ridgeway Farm	70
Oaksey		
Site 3128	Wick Road	11
TOTALS		81

Sites removed after Stage 4a

6.25 Table 6.7 below shows the site options removed after Stage 4a.

Table 6.7 Sites options removed after Stage 4a in the Malmesbury Community Area Remainder

SHLAA ref	Site name	Reasons why site removed after Stage 4a
Oaksey		
Site 3128	Wick Road	<ul style="list-style-type: none"> It is considered that the overall site capacity would need to be substantially reduced in order to preserve the significance of the character of the conservation area and listed buildings and their setting. Development of the site to any extent would be contingent upon securing third party land for access/egress. Nonetheless, the creation of a safe and effective means of access/egress would likely be problematic.

Preferred sites

6.26 Table 6.8 below shows the preferred sites identified for allocation and the revised capacity following the consideration of necessary mitigation measures and the need to reduce the net developable area..

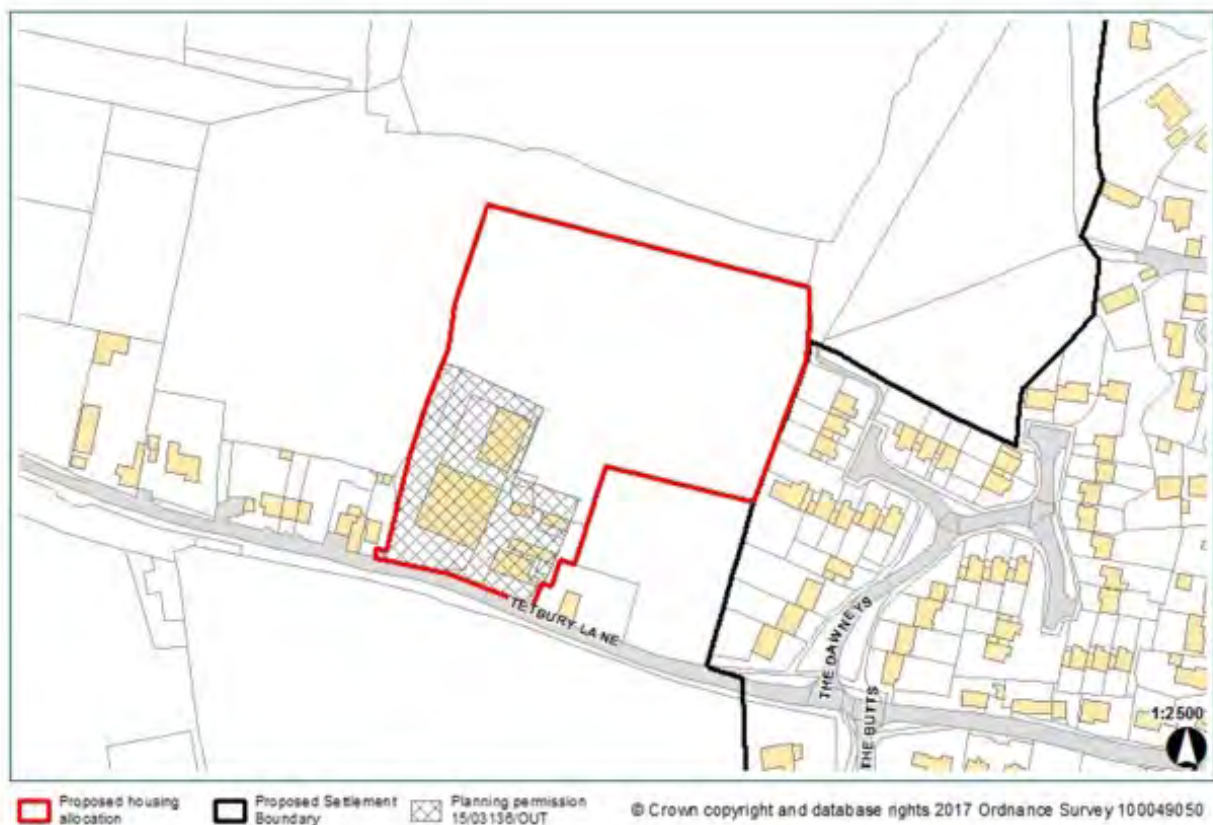
Table 6.8 Preferred sites identified for allocation in the Malmesbury Community Area Remainder.

SHLAA ref	Site name	Capacity after mitigation
Crudwell		
Site 3233	Ridgeway Farm	40
TOTAL:		40

6.27 Therefore, one available, achievable and deliverable site is identified for allocation in Crudwell. The following paragraph sets out the justification for its allocation.

Site 3233 – Ridgeway Farm, Crudwell

Figure 6.1 Site 3233 - Ridgeway Farm, Crudwell



6.28 The site would deliver a significant, but nonetheless acceptable level of growth when considered within the context of the indicative housing requirements for the Community Area remainder. A development of approximately 40 dwellings (in addition to the 10 already permitted) would deliver significant benefits to the village and local area, including: affordable housing; and ability to secure additional capacity at the local primary school. All potential adverse effects are considered capable of successful mitigation.

6.29 **Appendix B** highlights the SHLAA site removed after Stage 4a of the site selection process and the preferred site identified for allocation.

7. Conclusions

Malmesbury

7.1 The indicative residual requirement at Malmesbury to be delivered during the Plan period has been met in part due to the allocation of housing through the made Malmesbury Neighbourhood Plan. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation at Malmesbury and the site selection process ends after Stage 1.

Malmesbury Community Area Remainder

7.2 There is an indicative residual housing requirement of 70 dwellings in the Malmesbury Community Area Remainder. *Table 7.1* below shows the preferred site that has been identified for allocation, which will take a significant contribution towards the residual requirement.

Table 7.1 Preferred site identified for allocation in the Malmesbury Community Area Remainder.

SHLAA ref	Site name	Capacity
Crudwell		
Site 3233	Ridgeway Farm	40
TOTAL:		40

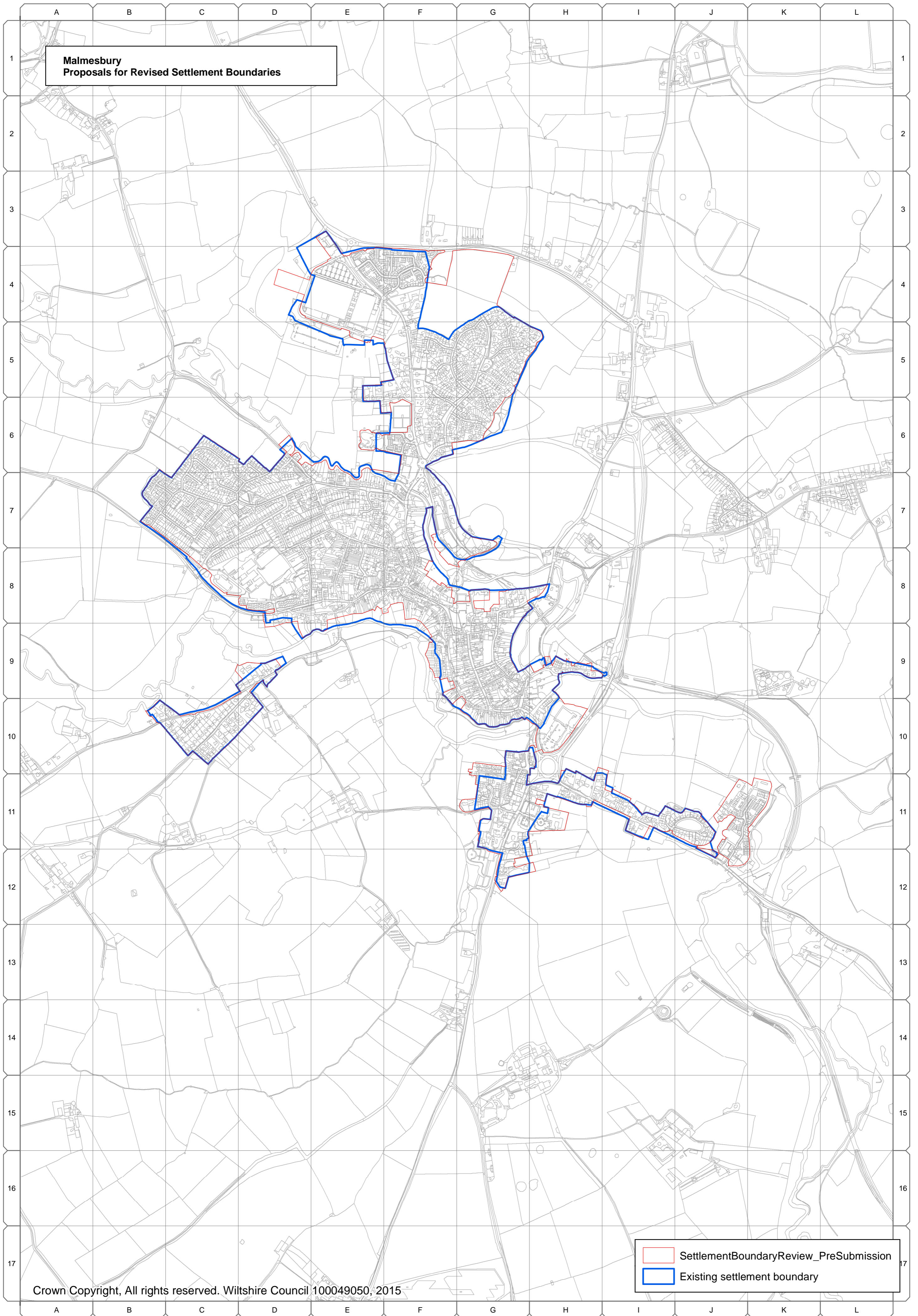
Settlement Boundary Review

7.3 The Plan has reviewed the settlement boundaries of the following settlements in the Malmesbury Community Area:

- Malmesbury
- Ashton Keynes
- Crudwell
- Oaksey, and
- Sherston

7.4 Great Somerford is considered to have had its settlement boundary reviewed through a sufficiently advanced neighbourhood planning process. Therefore, the settlement boundary review excludes this settlement from further consideration.

Appendix A: Proposals for revised settlement boundaries



**Malmesbury
Proposals for Revised Settlement Boundaries**

- SettlementBoundaryReview_PreSubmission
- Existing settlement boundary

Malmesbury

A.1 The preceding map of Malmesbury illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁴⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Malmesbury Settlement Boundary

Map Grid Reference ⁽¹⁵⁾	Proposed Amendment
C10	Amend boundary to follow but not include clearly defined physical features - the road.
C9, D9	Amend boundary to include built residential development physically related to the settlement and to exclude curtilage of property that relates more closely to open countryside.
H11	Amend boundary to include built development physically related to the settlement.
H11, I11	Amend boundary to follow but not include clearly defined physical features - the road, to include curtilages of properties that relate more closely to the built settlement and to exclude curtilage that relates more closely to the countryside.
J12, J11, K12, K11	Amend boundary to include area of built residential development physically related to the settlement.
I11, I10	Amend boundary to include curtilages of properties that physically relate to the built form of the settlement and to exclude area that relates more closely to the countryside.
H10	Amend boundary to include built employment development physically related to the settlement.
G10	Amend boundary to include built residential development physically relating to the built form of the settlement.
G11, G12	Amend boundary to include built residential development physically relating to the built form of the settlement.
H9	Amend boundary to include built residential development physically related to the settlement and to exclude recreational / amenity space at the edge of the settlement.
H8	Amend boundary to follow but not include clearly defined physical features - the road.
G8	Amend boundary to exclude curtilages of properties with the capacity to substantially extend the built form of the settlement.
F8	Amend boundary to exclude area of land physically related to the countryside.

14 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*

15 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

F8 (N), F7	Amend boundary to include area more closely related to the built form of the settlement.
G7	Amend boundary to follow but not include clearly defined physical features - the road.
G6	Amend boundary to exclude area of land more closely related to the countryside.
F4	Amend boundary to include area of built residential development physically related to the built form of the settlement.
E3, E4	Amend boundary to exclude area of land more closely related to the countryside.
E5, D4	Amend boundary to exclude area more closely related to the countryside.
D4	Amend boundary to include built employment development physically related to the settlement.
E6	Amend boundary to include built community facility development physically related to the built form of the settlement.
D6, E6, F7	Amend boundary to follow curtilages of properties on the settlement side of the river and to include built development physically related to the settlement.
B7, C8, D8	Amend boundary to follow but not include clearly defined physical features - the road.
E8, F8	Amend boundary to exclude curtilages of properties that more closely relate to the countryside than to the built form of the settlement.
F9, G10	Amend boundary to exclude area of land more closely related to the countryside and to include curtilages of properties closely related to the built form of the settlement.
F6	Amend boundary to exclude recreational / amenity space at the edge of the settlement.
G4, F4, H5	Amend boundary to include built and commenced residential development physically related to the settlement.

**Ashton Keynes
Proposals for Revised Settlement Boundaries**

Page 430

SettlementBoundaryReview_PreSubmission
Existing settlement boundary

Ashton Keynes

A.2 The preceding map of Ashton Keynes illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁶⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed Amendments to Ashton Keynes Settlement Boundary

Map Grid Reference Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.	Proposed Amendment
K5	Amend boundary to remove employment development and isolated development at the edge of the large village.
L6 (N)	Amendment to follow clearly defined physical features – property boundaries.
L6, K6, K7, J7, K8	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J9	Amendment to follow clearly defined physical features – property boundaries.
I8	Remove curtilage of property with the capacity to extend the built form of the settlement and that relates more closely to the countryside.
G8	Slight amendment to boundary line to follow the curtilage of properties, correcting inaccuracies in previous line.
G6, H6 (SW)	Extension of boundary to take into account built community facilities that are physically related to the settlement.
H6	Remove curtilage of property with the capacity to extend the built form of the settlement and that relates more closely to the countryside.
G5, G6	Remove curtilage of property with the capacity to extend the built form of the settlement and that relates more closely to the countryside.
H5	Amend boundary to exclude land that relates more closely to the countryside.
I5	Amend boundary to exclude curtilages of properties with the capacity to extend the built form of the settlement and to include a building that relates more closely to the built area.



16 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*

J5

Amend boundary to include curtilages of properties that are physically related to the built form of the settlement and have limited capacity to extend the built form of the settlement.

**Crudwell
Proposals for Revised Settlement Boundaries**

Page 433

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

Crudwell

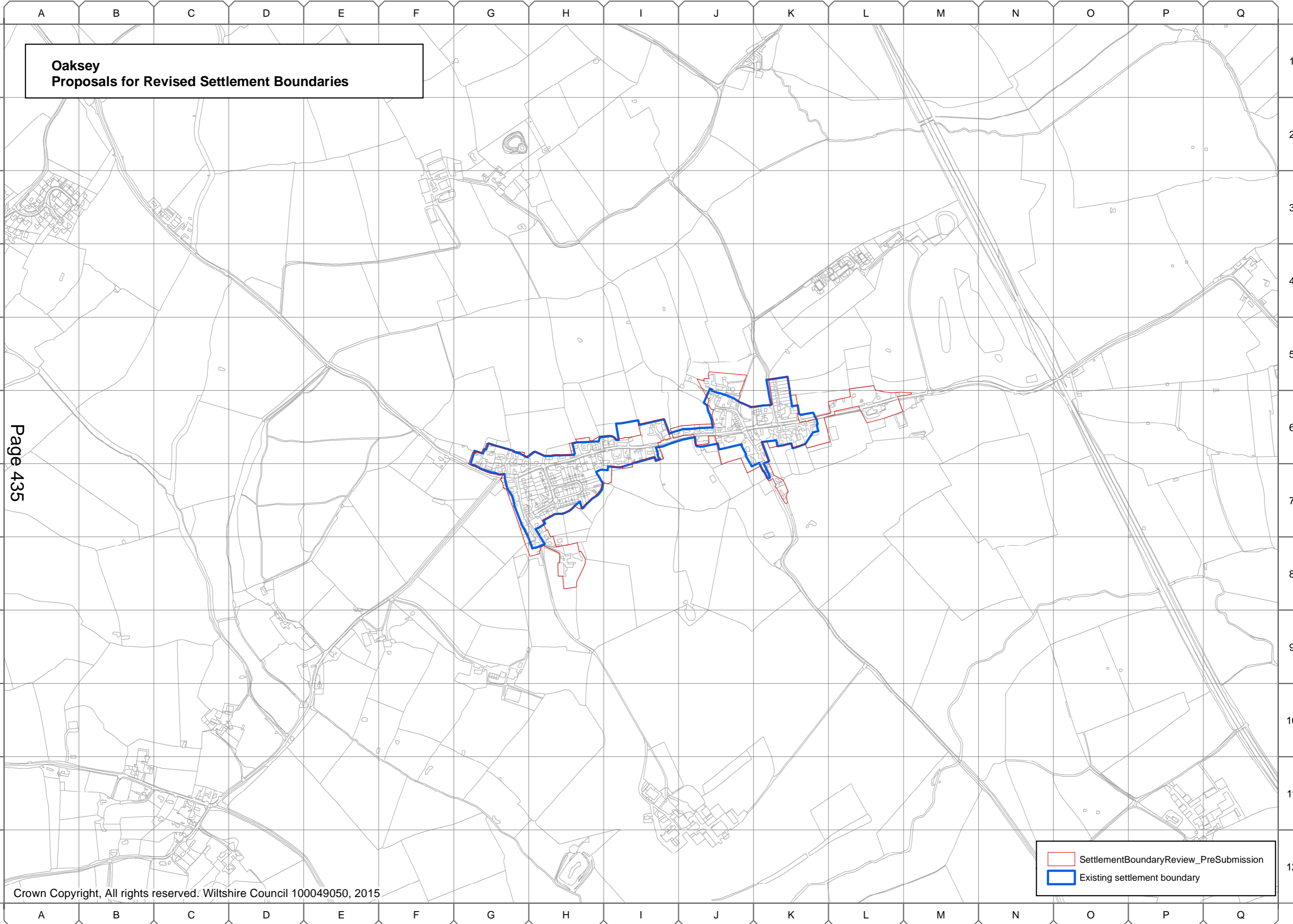
A.3 The preceding map of Crudwell illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁷⁾. The grid reference numbers are those used on the map overleaf.



Table A.3 Proposed Amendments to Crudwell Settlement Boundary

Map Grid Reference	Proposed Amendment
I6, J6	Amend boundary to include built residential development which is physically related to the settlement and the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I5, I6	Amend boundary to exclude area more closely relating to the open countryside and with the capacity to substantially extend the built form of the settlement.
J5, J6	Amend boundary to include built residential development which is physically related to the settlement and the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
J5, K5	Amend boundary to include built residential and community facility (school) development which is physically related to the settlement and the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
G9	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
G8	Amend boundary to include curtilages of properties physically related to the settlement.
H7, H8	Amend boundary to include built residential development which is physically related to the settlement and the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
H6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
I5	Amend boundary to include built residential development which is physically related to the settlement and the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I5, I4	Amendment to boundary to follow but not include clearly defined physical feature – the road.

17 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*

**Oaksey
Proposals for Revised Settlement Boundaries**



	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

Oaksey

A.4 The preceding map of Oaksey illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.4* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁸⁾. The grid reference numbers are those used on the map overleaf.

Table A.4 Proposed Amendments to Oaksey Settlement Boundary

Map Grid Reference ⁽¹⁹⁾	Proposed Amendment
G7, H8	Amend the boundary to follow but not include clearly defined physical features, i.e. hedgerow.
H8	Amend boundary to include residential development that is physically related to the settlement.
H7, H8	Amend boundary to include residential development that is physically related to the settlement and relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I7	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I6, I7	Amend the boundary to follow but not include clearly defined physical features, i.e. hedgerow, and to remove area of land more closely related to the countryside.
I6, J6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J6, J7, K7	Amend the boundary to follow but not include clearly defined physical features, i.e. hedgerow.
K7	Amend boundary to include residential development that is physically related to the settlement.
K6 (W)	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
K6, L5, L6, M6	Amend boundary to include residential development that is physically related to the settlement.
K6 (N)	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
J5, J6	Amend boundary to include residential and employment development (i.e. farm buildings) that is physically related to the settlement.

18 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*

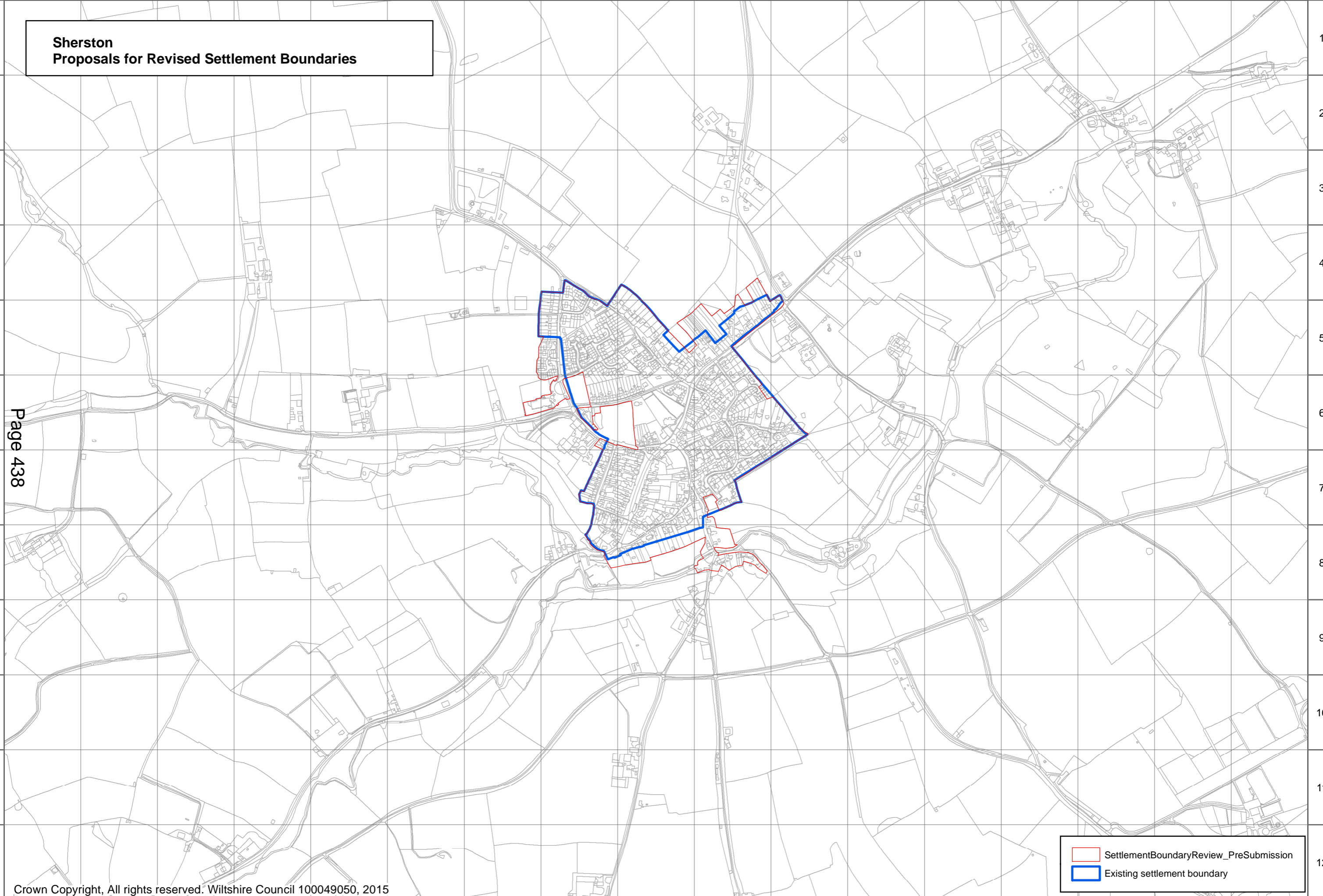
19 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

J6	Amend the boundary to follow but not include clearly defined physical features, i.e. road, hedgerow, and to include built community facility development physically related to the settlement.
I6	Amend boundary to exclude area more closely related to the open countryside.
H6	Amend the boundary to follow but not include clearly defined physical features, i.e. hedgerow.

A B C D E F G H I J K L M N O P Q

1
2
3
4
5
6
7
8
9
10
11
12

**Sherston
Proposals for Revised Settlement Boundaries**



Page 438

SettlementBoundaryReview_PreSubmission
Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Sherston

A.5 The preceding map of Sherston illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.5* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²⁰⁾. The grid reference numbers are those used on the map overleaf.

Table A.5 Proposed Amendments to Sherston Settlement Boundary

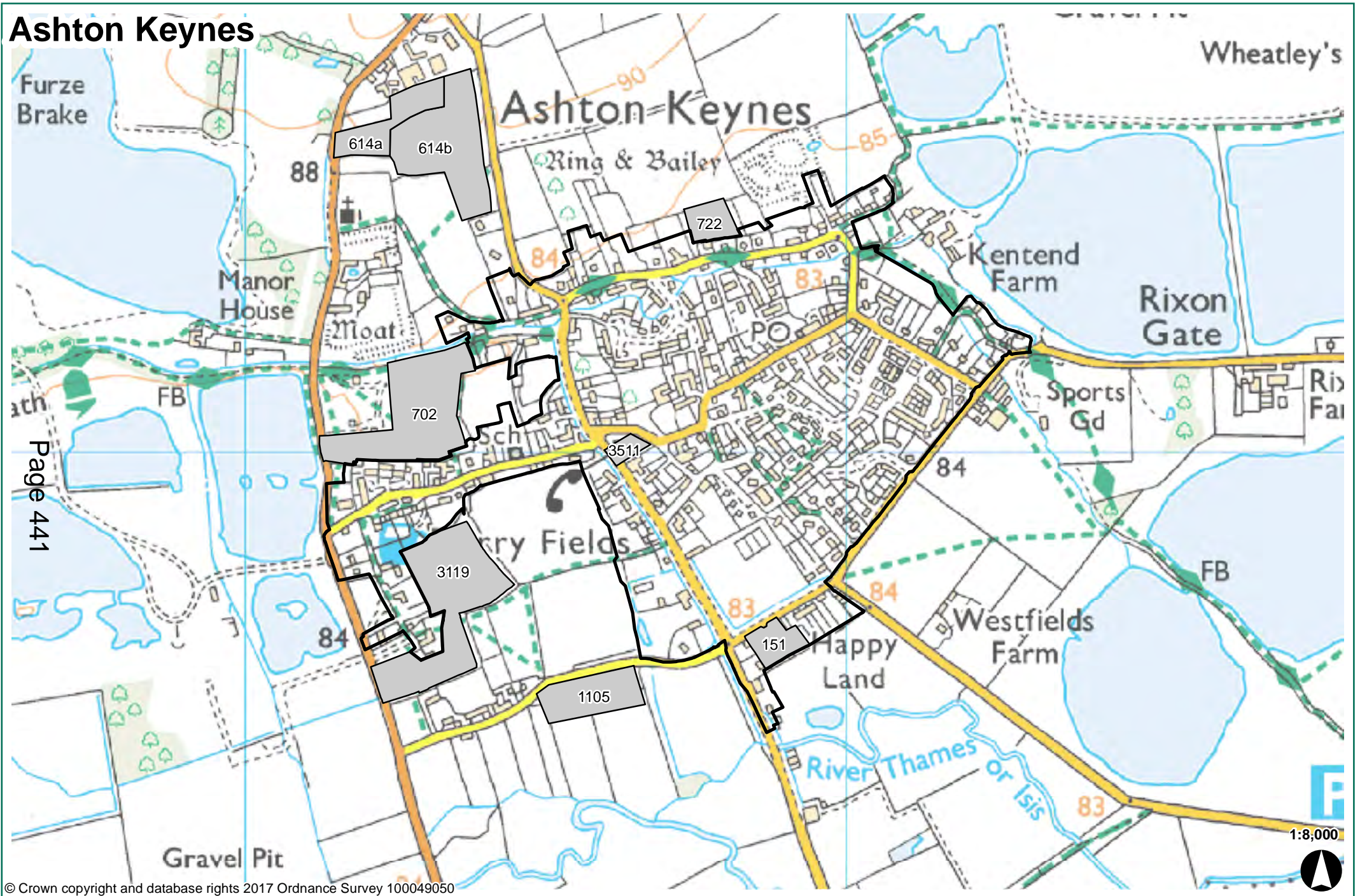
Map Grid Reference ⁽²¹⁾	Proposed Amendment
I6, H6	Amend boundary to exclude recreational space with the capacity to substantially extend the built form of the settlement.
H6	Amend boundary to exclude recreation / amenity space at the edge of the settlement.
H6 (W), G6	Amend boundary to include built community facility development physically related to the settlement.
H5, G5	Amend boundary to include built residential development physically related to the settlement.
I5	Amend boundary in the interest of consistency to include curtilages of properties that do not have the capacity to substantially extend the built form of the settlement.
I5 (E)	Amend boundary to exclude area of land more closely related to the countryside.
J5, J4, I5	Amend boundary to include built residential development and curtilage of properties that do not have the capacity to extend the built form of the settlement and are physically related to the built form of the settlement.
K5	Amend boundary to follow defined physical feature.
J6	Amend boundary to exclude area of land more closely related to the open countryside.
J7	Amend boundary to exclude recreational space at the edge of the settlement.
J8, I8	Amend boundary to include area of built residential development physically related to the settlement.
I8	Amend boundary to include built residential development that relate more closely to the built form of the settlement and to include curtilages of properties that do not have the capacity to extend the built form of the settlement.

20 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*

21 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

Appendix B: SHLAA sites considered during the site selection process

Ashton Keynes

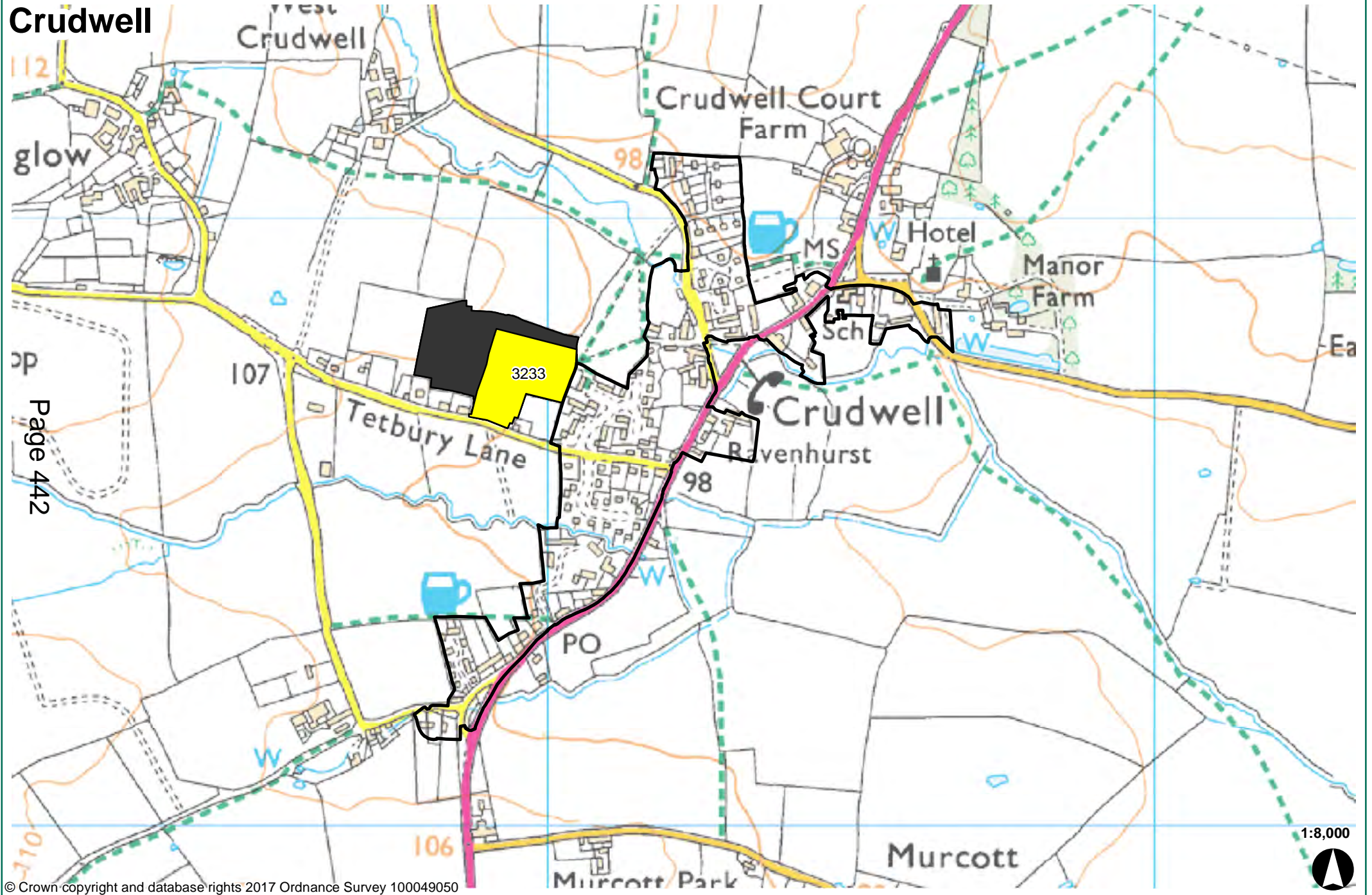


© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Page 441

Crudwell

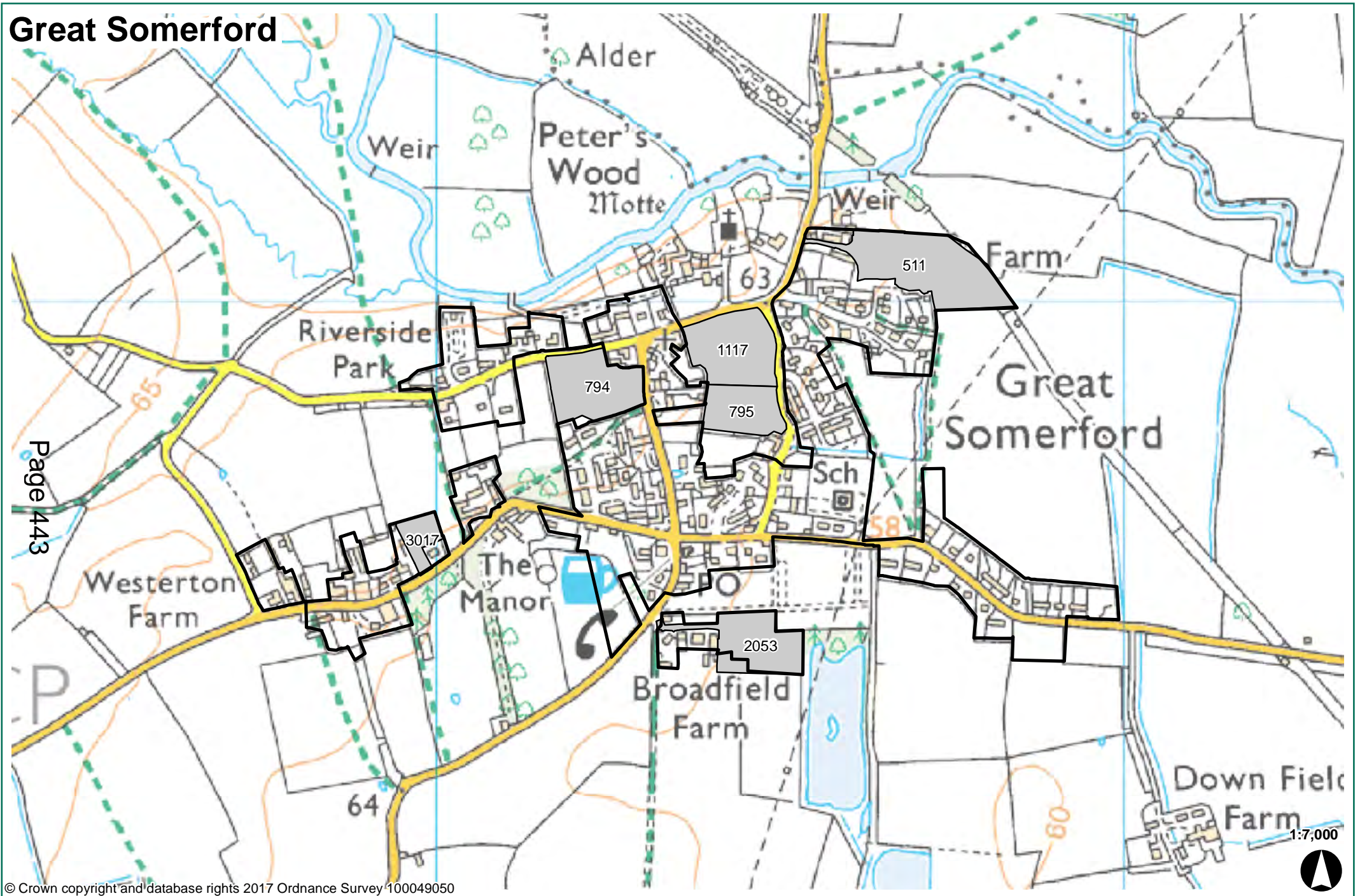


© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Page 442

Great Somerford

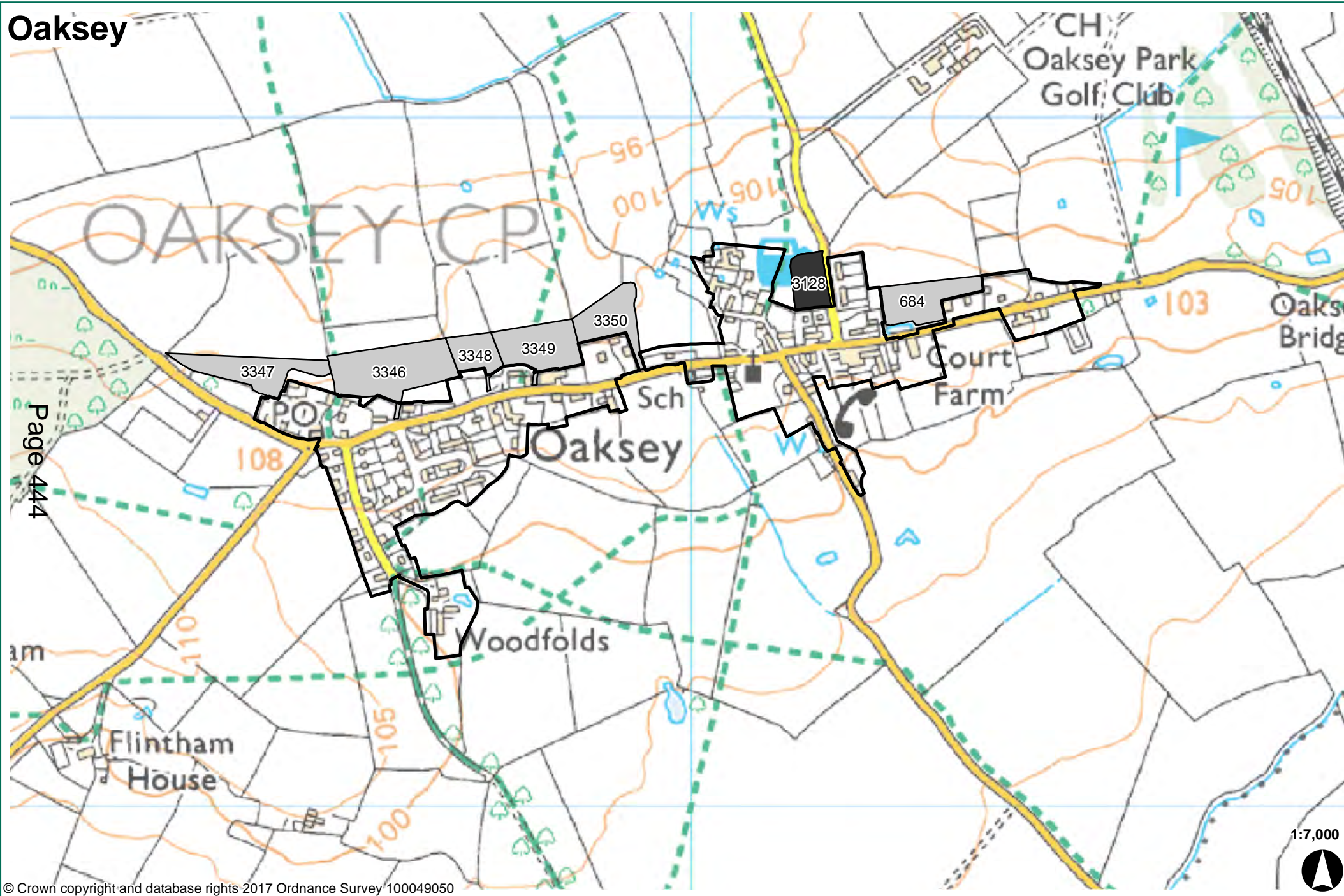


Page 443

© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Oaksey

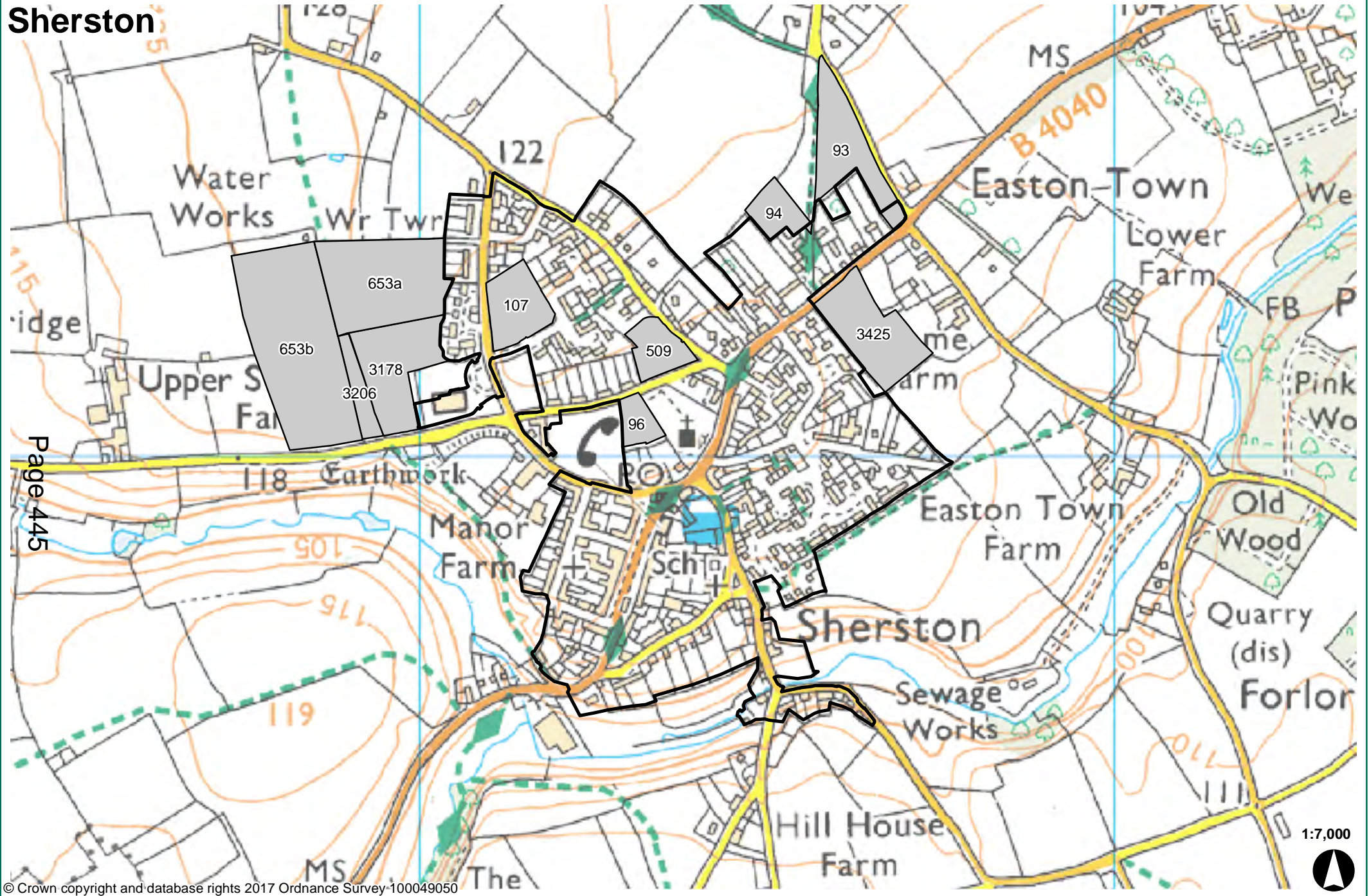


Page 444

© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Sherston



Page 445

© Crown copyright and database rights 2017 Ordnance Survey 100049050

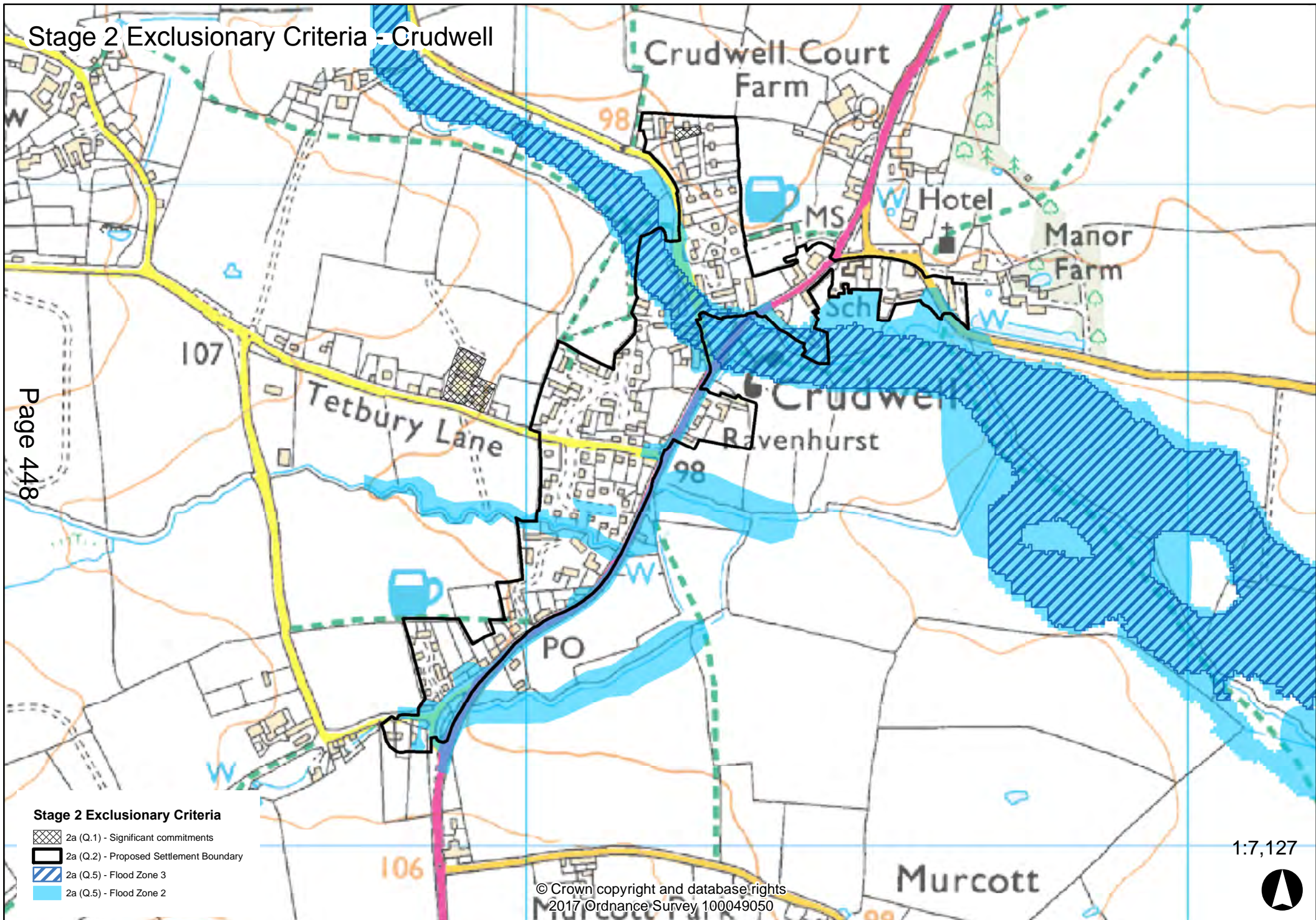
- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Appendix C: Exclusionary criteria considered at Stage 2a of the site selection process

Stage 2 Exclusionary Criteria - Ashton Keynes







Stage 2 Exclusionary Criteria - Crudwell



Page 448

Stage 2 Exclusionary Criteria

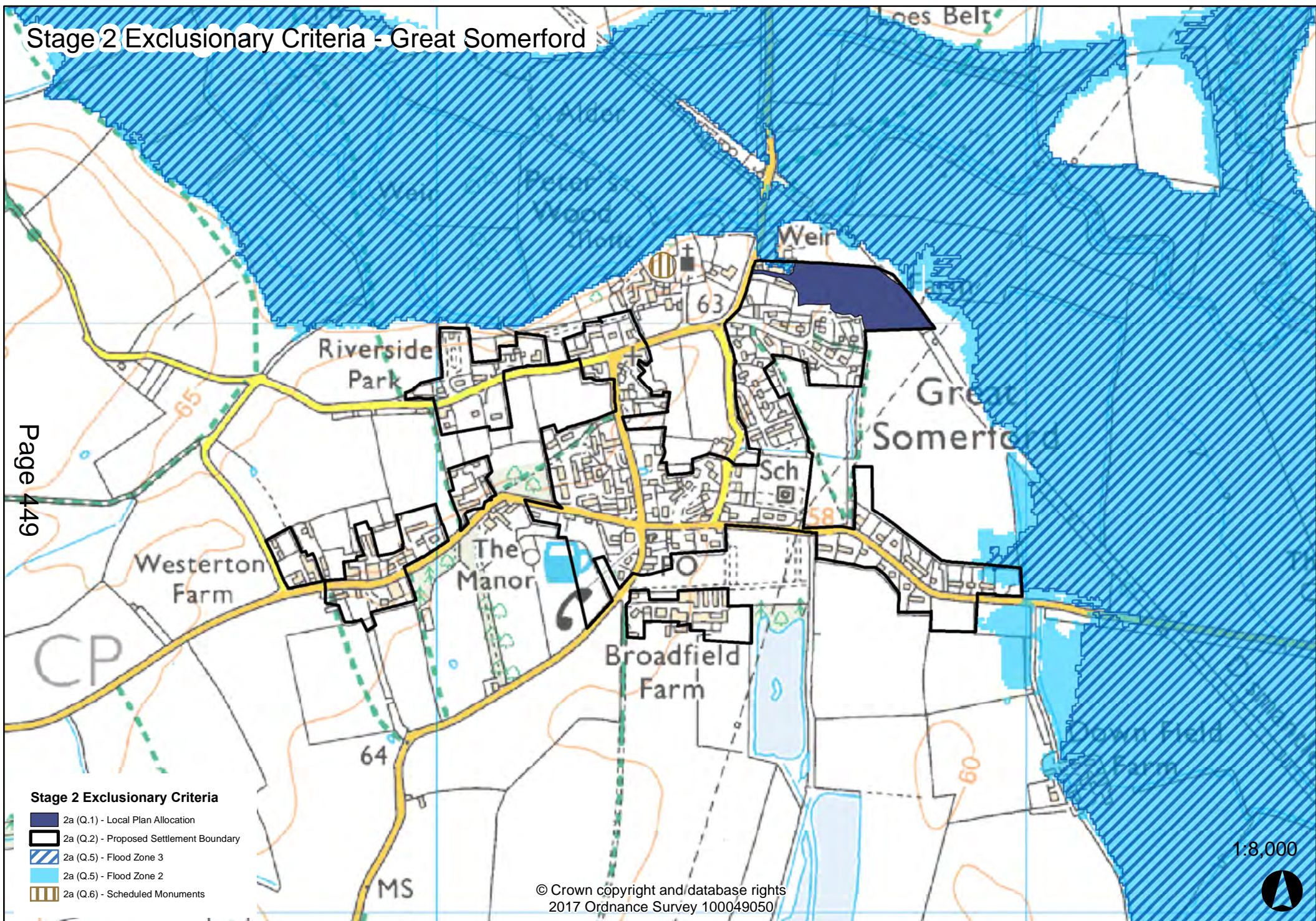
-  2a (Q.1) - Significant commitments
-  2a (Q.2) - Proposed Settlement Boundary
-  2a (Q.5) - Flood Zone 3
-  2a (Q.5) - Flood Zone 2

1:7,127



© Crown copyright and database rights
2017 Ordnance Survey 100049050

Stage 2 Exclusionary Criteria - Great Somerford



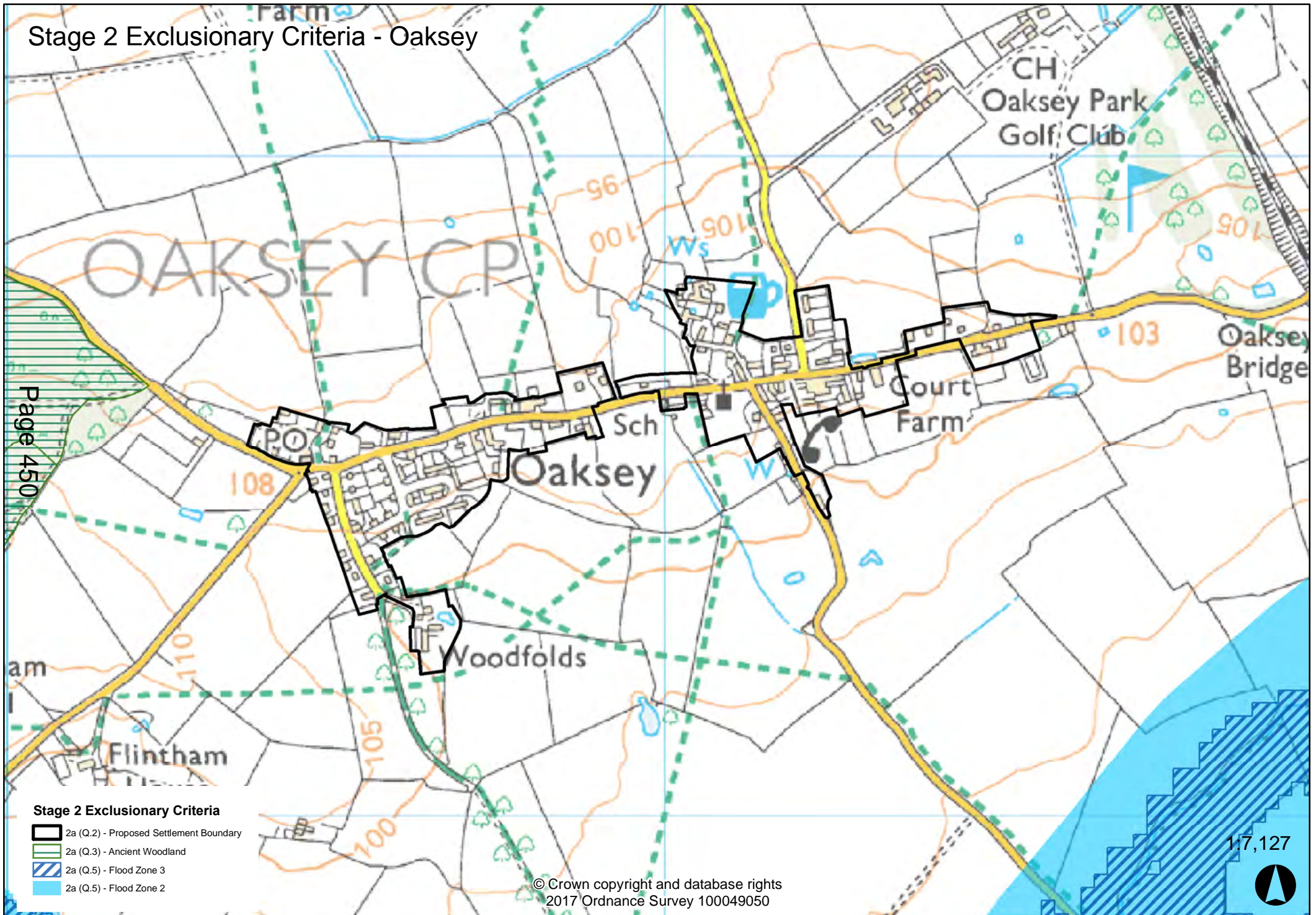
- Stage 2 Exclusionary Criteria**
- 2a (Q.1) - Local Plan Allocation
 - 2a (Q.2) - Proposed Settlement Boundary
 - 2a (Q.5) - Flood Zone 3
 - 2a (Q.5) - Flood Zone 2
 - 2a (Q.6) - Scheduled Monuments

© Crown copyright and database rights
2017 Ordnance Survey 100049050

1:8,000

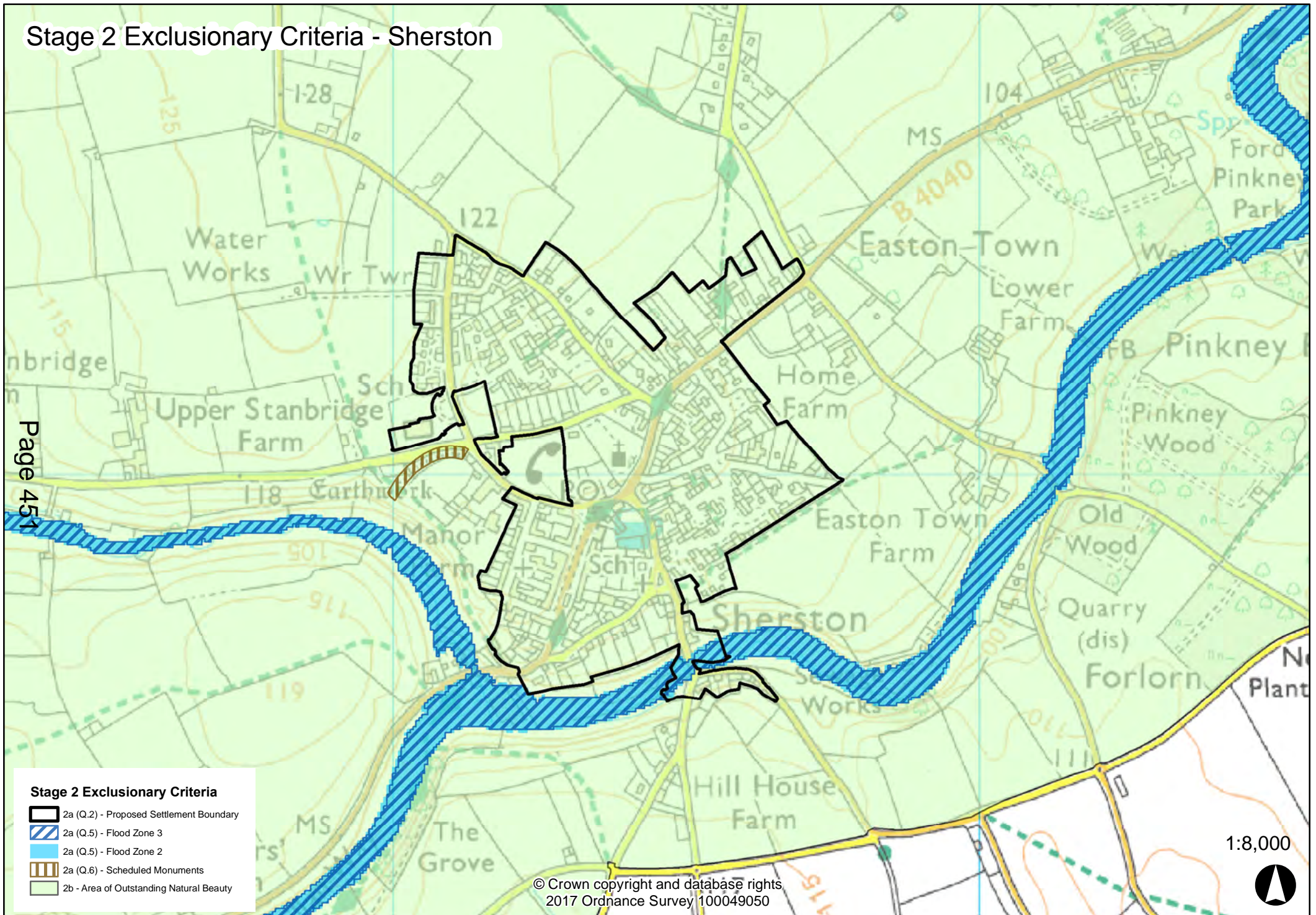


Stage 2 Exclusionary Criteria - Oaksey



Stage 2 Exclusionary Criteria - Sherston

Page 451



Appendix D: Assessment criteria and output from Stage 2a of the site selection process

Table D.1 Stage 2a colour grading

Red	Green
Absolute exclusionary criteria associated with this site. Exclude this site from further appraisal.	Site has the potential to be suitable for allocation for residential development. Continue with discretionary appraisal.

Table D.2 Stage 2a exclusionary questions

Exclusionary questions
1. Is the SHLAA site fully or partly a commitment? Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?
2. Is the site fully or partly within the settlement boundary ⁽²²⁾ ?
3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)?
4. Is the site fully or partly within green belt?
5. Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)?

22 The approach to site selection and the relationship with the settlement boundary, both adopted and emerging, is described in Topic Paper 2: Site Selection Methodology

Table D.3 Stage 2a assessment for Malmesbury Community Area Remainder

Area of search: Malmesbury Community Area Remainder														
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria ⁽²³⁾						Remaining developable site capacity	Land available? Y/N ⁽²⁴⁾	Land developable? Y/N ⁽²⁵⁾	Consideration	Recommendation (take forward/ remove)	
			1	2	3	4	5	6						
Ashton Keynes														
151	AB Haulage Contractors L	12	N	Y							Site within the settlement boundary.	Remove		
614a	Church Farm	22	Y								Exclusionary criteria not met, however site is detached from the settlement.	Remove		
614b	Cox's Hill	51	Y								Exclusionary criteria not met, however site is detached from the settlement.	Remove		
702	Dairy Farm Bungalow and Diary Fields	59	N	N	N	N	N	P	N	51	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward

25 Y = Yes, N = No, There is no appropriate vehicular access and/or vehicle access to the site would be more than likely to require additional land owned by a third party

24 Following Landowner Survey: Y = Yes (Green), N = No (Red), U = Unknown (Red), M = In multiple ownership (Red) - unless any available land retains deliverability and viability i.e. access, >5 dwelling site capacity

23 N = No (Green), P = Partly (Red), Y = Yes (Red)

Area of search: Malmesbury Community Area Remainder												
										Owner confirmed deliverability.		
722	Vine View	11										
1105	Land at the Derry	26										
3119	Land fronting Derry Fields	65										
3511	Ellison Coaches	5										

Area of search: Malmesbury Community Area Remainder													
794	Mills Farm (Site 1)	27	N	N	N	N	N	N	27	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
795	Mills Farm (Site 2)	18	N	N	N	N	N	N	18	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
1117	Land at Park Lane	29	N	N	N	N	N	N	29	U		Exclusionary criteria not met, however land owner did not respond to deliverability questionnaire, so removed from further consideration	Remove
2053	Broadfield Farm	26	Y									Site is partially committed and the residual area of the site has capacity for only 4 dwellings. Site removed from further consideration.	Remove

Area of search: Malmesbury Community Area Remainder															
3017	Manor Farmhouse West Street	9		N	P	N	N	N	N	N	9	Y	Y	Exclusionary criteria not met, take forward for further consideration Southern third within SB.	Take forward
Oaksey															
3128	Land off Wick Road	11		N	N	N	N	N	N	N	11	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3346	Haywards, The Street	29		N	Y	N	N	N	N	N	29	Y	N	It is uncertain how direct vehicular access to this site is to be achieved.	Remove
3347	Jones Ground, The Street	17		N	N	N	N	N	N	N	17	Y	N	The site is not directly adjoining the highway (10m distance from highway) and third party land maybe required for access to be achievable.	Remove

Area of search: Malmesbury Community Area Remainder														
3348	Paddock, The Street	10	N	N	N	N	N	N	N	10	Y	N	It is uncertain how direct vehicular access to this site is to be achieved.	Remove
3349	Street Farm Paddocks, The Street	18	N	N	N	N	N	Y	N	18	Y	N	It is uncertain how direct vehicular access to this site is to be achieved. Eastern / southern half of site within SB.	Remove
3350	Sproutings, The Street	14	N	N	N	N	N	N	N	14	Y	N	It is uncertain whether direct suitable vehicular access to this site is achievable.	Remove
Sherston														
93	Rear of 48	29	N	N	N	N	N	P	N	29	U		Exclusionary criteria not met however uncertainty of deliverability due to no response	Remove

Area of search: Malmesbury Community Area Remainder

107	Land off Knockdown Road	20	Y																Exclusionary criteria met as site is a completion or commitment, and within settlement boundary.	Remove
509	The Elms	13	P	Y															Site is at least partially completed or committed – and fully within settlement boundary.	Remove
653a	Land at Knockdown Road	48	N	N	N	N	N	N	N	48	Y	N							Exclusionary criteria not met, however access to site is narrow and it is not certain how suitable access would be achieved.	Remove
653b	Land to the North of Sopworth Road, adjacent to H*	79	N	N	N	N	N	N	N	79	Y	Y							Exclusionary criteria not met. Site could be taken forward for further consideration.	Take forward

Area of search: Malmesbury Community Area Remainder															
3178	Land adj. Sherston primary school	33									33	Y	Y	Exclusionary criteria not met. Site could be taken forward for further consideration. Southern boundary adjacent to Sherston conservation area.	Take forward
3206	Land at Hillberry Lodge	10									10	U	Remove	Exclusionary criteria not met however the owner did NOT respond to deliverability questionnaire and therefore uncertainty of deliverability means that the site should not be taken forward for further consideration.	Remove
3425	Land at Easton Town	32									32	Y	Y	Exclusionary criteria not met. Site could be	Take forward

Table D.4 SHLAA sites considered at Stage 2a for Malmesbury Community Area Remainder

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Ashton Keynes	151, 614a, 614b, 722, 1105, 3119, 3511	702
Crudwell	None	3233
Great Somerford	511, 1117, 2053	794, 795, 3017
Oaksey	684, 3346, 3347, 3348, 3349, 3350	3128
Sherston	92, 93, 94, 96, 107, 509, 653a, 3206	653b, 3425, 3178

Appendix E: Assessment criteria and output from Stage 2b of the site selection process

Table E.1 Stage 2b assessment of Large Villages in the Malmesbury Community Area Remainder

Assessment Criteria		Large Villages				
		Ashton Keynes	Crudwell	Great Somerford	Oaksey	Sherston
Have local housing needs for the Plan period already been met?	Number of dwellings in village (2006) ⁽²⁶⁾	690	426	322	230	688
	Housing completions (2006 – 2016) ⁽²⁷⁾	53	12	15	13	44
	Developable commitments (2016 – 2026)	14	11	31	0	5
	Proportionate growth of village (2006 – 2026)	11.0%	5.4%	14.3%	5.7%	7.1%

26 2011 census data (minus housing completions 2011-2016)

27 Note: Completions and commitments may not add up to the total for the Area of Search, as the total also includes housing development outside of the Large Villages e.g. at Small Villages and open countryside.

		Large Villages				
Assessment Criteria	Ashton Keynes	Crudwell	Great Somerford	Oaksey	Sherston	
Have local housing needs already been considered by a sufficiently advanced neighbourhood plan?	<p>The Neighbourhood Plan was made 31 May 2017.</p>	<p>The Neighbourhood Plan has been held in abeyance.</p> <p>The Rural Housing Needs Survey conducted in January 2015 identified a need for 6 affordable rented properties and 2 shared ownership properties in Crudwell. These figures only represent the needs of those who responded to the Parish Survey and as such may underestimate the total affordable housing need in the parish.</p> <p>The need for affordable housing, based on the housing register indicated a further 26</p>	<p>The Neighbourhood Plan was submitted on 15 September 2016. There was a hearing session in March 2016. The Examiner recommended further work to agree a proposal for formerly excluded site. Additional consultation required (3 weeks).</p> <p>In 2013, a Housing Needs Survey identified a local requirement for the following types and tenure of property until 2015:</p> <ul style="list-style-type: none"> •2x two bedroom homes 	<p>The Neighbourhood Plan is in early stages of development. Work is being undertaken on the settlement boundary review and proposed housing allocation/s.</p> <p>No Housing Needs Survey.</p>	<p>The Neighbourhood Plan is in preparation and is seeking to allocate housing at the village.</p> <p>In 2013, a Housing Needs Survey noted 80 additional dwellings within recent years, including 14 affordable dwellings; and identified, until 2015:</p> <p>Subsidised rented housing</p> <ul style="list-style-type: none"> • 3 x one bed homes for singles / couples (1x single-level accommodation) 	

Assessment Criteria	Large Villages				
	Ashton Keynes	Crudwell	Great Somerford	Oaksey	Sherston
		households seeking affordable housing in and around the Parish of Crudwell.	<p>Shared / Low cost home ownership •1x one bedroom home</p> <ul style="list-style-type: none"> •1x two bedroom home • 1x three bedroom home <p>Sheltered housing for older people</p> <ul style="list-style-type: none"> • 1x two bedroom subsidised rented home (providing help with personal care, warden). 		<ul style="list-style-type: none"> • 8 x two bed homes for families (1x single-level accommodation) • 3 x three bed homes for families • 1 x four bed home for a family <p>Shared / Low cost home ownership</p> <ul style="list-style-type: none"> • 3 x two bed homes for families (1x single-level accommodation) • 2 x four bed homes for families <p>Sheltered housing for older people.</p>

Large Villages	
Assessment Criteria	
<p>Are there any potential environmental constraints/landscape designations and heritage assets)?</p>	<p>Ashton Keynes</p> <p>Ashton Keynes is located fully within a Minerals Safeguarding Area. The village is within the Cotswold Water Park, with Flood Zones 2 and 3 to south, east and west. There is also Flood Zone 2 running through the village (River Thames).</p> <p>To the east and west are County Wildlife Sites.</p> <p>The village is within a Conservation Area, with six Scheduled Ancient Monument.</p> <p>Thames Path National Trail also passes through the parish.</p>
	<p>Crudwell</p> <p>There is Flood Zone 2 and 3 dissecting the village in the north, and stream running south to the east of the village a designated Conservation Area at this settlement.</p>
	<p>Great Somerford</p> <p>Somerford has Flood Zone 2 and 3 to the north and east.</p> <p>The northern boundary has the Bristol River Avon County Wildlife Site running the length of it.</p> <p>The whole village is within a Conservation Area, with a large amount of listed buildings.</p>
	<p>Oaksey</p> <p>There is a designated Conservation Area across the village with the exception of the newer development in the south west of the village.</p> <p>The northern boundary of the village has by rolling landscape to the north of the village.</p>
	<p>Sherston</p> <p>Sherston is located fully within the Cotswolds Area of Natural Beauty.</p> <p>There is the river running to the southern boundary of the village which is Flood Zone 2 and 3. Alongside this is the Manor Farm Meadows County Wildlife Site.</p> <p>There is a Conservation Area within the central (southern) area of the village.</p>

		Large Villages				
Assessment Criteria		Ashton Keynes	Crudwell	Great Somerford	Oaksey	Sherston
<p>Are there any known strategic infrastructure constraints (e.g. education, transport and utilities)?</p>		<p>Primary school provision</p> <p>The school is full but a small expansion may be possible.</p> <p>Secondary school provision</p> <p>Malmesbury Secondary School is forecast to be full but could be expanded using contributions to cater for the pupils arising from these developments.</p> <p>Transport</p> <p>A regular bus service exists connecting the village with</p>	<p>Primary school provision</p> <p>The school is full but is on a site capable of expansion.</p> <p>Secondary school provision</p> <p>Malmesbury Secondary School is forecast to be full but could be expanded using contributions to cater for the pupils arising from these developments.</p> <p>Transport</p> <p>The A429 (a Primary Route) runs through the settlement.</p>	<p>Primary school provision</p> <p>The school has surplus places at present and would benefit from housing within their catchment area.</p> <p>Secondary school provision</p> <p>Malmesbury Secondary School is forecast to be full but could be expanded using contributions to cater for the pupils arising from these developments.</p> <p>Transport</p>	<p>Primary school provision</p> <p>The school has some surplus places at present and should be able to accommodate the pupils arising from the proposed level of development with no expansion. The site is very constrained so the school could not be expanded.</p> <p>Secondary school provision</p> <p>Malmesbury Secondary School is forecast to be full but could be expanded using contributions to cater for the pupils arising from these developments.</p>	<p>Primary school provision</p> <p>The school is full in some year groups but the in area birth rate is dropping. Our forecasts now suggest that numbers in the school could fall. Therefore some development in the village could be an option.</p> <p>Secondary school provision</p> <p>Malmesbury Secondary School is forecast to be full but could be expanded using contributions to cater for the pupils arising from these developments.</p>

Large Villages					
Assessment Criteria	Large Villages				
	Ashton Keynes	Crudwell	Great Somerford	Oaksey	Sherston
	Cirencester, Cricklade and Swindon.	A regular bus service exists connecting the village with Chippenham, Cirencester and Bath.	A regular bus service exists connecting the village with Chippenham, and Malmesbury.	contributions to cater for the pupils arising from these developments. Transport A regular bus service exists connecting the village with Malmesbury and Cirencester.	Transport A regular bus service exists connecting the village with Malmesbury and Chippenham.
How did the parish council respond to previous consultations on the Wiltshire Housing Sites Allocations Plan?	The preparation of the draft Plan is well advanced and is expected to submit it to Wiltshire Council in November 2015. The draft Plan provides for two sites which will more than meet local needs for	The Parish Council advised the council that it would not be submitting information to the consultation on the Housing Site Allocations DPD.	The draft neighbourhood plan is drafted and the 6 week consultation with the parish finished on 16th August 2015. It is allocating 35 dwellings on 5 sites (12 affordable). These are not SHLAA sites.	The Parish Council did not respond to consultation on the Housing Site Allocations DPD. On the parish website they state: 'The Parish Council has	The Parish Council did not respond to consultation on the Housing Site Allocations DPD.

Large Villages					
Assessment Criteria	Ashton Keynes	Crudwell	Great Somerford	Oaksey	Sherston
		<p>the foreseeable future (Policy HSP1 - draft</p> <p>SHLAA 151: AB Carter Haulage, Happy Land, 11 houses (max) and SHLAA 484 The former Cotswold Community, now called Ashtonfields - 48 houses (max).</p> <p>Site assessment work has been undertaken, sites have been subjected to evidence-based scrutiny using a pro-forma informed by NPPG.</p> <p>Large-scale house building, either within the village or immediately adjacent</p>		<p>(www.greatsomersford.info and click "Neighbourhood Plan).</p>	<p>forwarded its outright and total opposition to these sites. They are all outside our residential boundary and are not required to satisfy future housing needs in Oaksey.'</p>

Assessment Criteria		Large Villages				
		Ashton Keynes	Crudwell	Great Somerford	Oaksey	Sherston
		to it, is not favoured because there is no local need for it (Requirement of 15 has been identified).				
Sites submitted to the Strategic Housing Land Availability Assessment	How many sites were submitted to the SHLAA?	8 sites SHLAA sites 151, 702, 722, 1105, 3119, 614a, 614b, 3511	1 site SHLAA site 3233	6 sites SHLAA sites 511, 794, 795, 1117, 2053, 3017	7 sites SHLAA sites 684, 3128, 3346, 3347, 3348, 3349, 3350	10 sites SHLAA sites 93, 94,, 96, 107, 509, 653a, 653b, 3206, 3425, 3178
	How many SHLAA sites do not meet the Stage 2a strategic constraints and could be taken forward for more detailed	1 (51 dwellings) SHLAA site: 702	1 (70 dwellings) SHLAA site 3233	3 (54 dwellings) SHLAA sites 794, 795, 3017	1 (11 dwellings) SHLAA site 3128	3 (134 dwellings) SHLAA sites 653b, 3425, 3178

Assessment Criteria		Large Villages				
		Ashton Keynes	Crudwell	Great Somerford	Oaksey	Sherston
	assessment (total remaining capacity ⁽²⁸⁾)?					
Summary and conclusions	Taking the above into account, is there any justification for removing the Large Village from further consideration in the site selection process?	Yes. The Neighbourhood Plan was made 31 May 2017.	No. The neighbourhood plan is not significantly progressed, and there is no designation or infrastructure constraint, to prevent further consideration of Crudwell for the site selection process.	Yes. The Neighbourhood Plan is sufficiently advanced and there is no need to consider the village in the site selection process.	No. The neighbourhood plan is not significantly progressed, and there is no designation or infrastructure constraint, to prevent further consideration of Crudwell for the site selection process.	Yes. Sherston is constrained by the AONB, and it is the only large village within the CA that is. The primary school is full and not be capable of expansion. There is a neighbourhood plan in development also which is proposing to allocate housing within the village.

28 See Appendix 4 to this paper for the full assessment of SHLAA sites at Stage 2a of the site selection process.

Assessment Criteria		Large Villages				
		Ashton Keynes	Crudwell	Great Somerford	Oaksey	Sherston
						These factors would preclude Sherston from further consideration in the site selection process.
Conclusion:		REMOVE	TAKE FORWARD	REMOVE	TAKE FORWARD	REMOVE

Table E.2 SHLAA sites considered during the Stage 2b assessment of Large Villages in the Malmesbury Community Area Remainder

Settlement(s)	SHLAA sites removed through consideration of Large Villages (Stage 2b)	SHLAA sites taken forward to the next stage
Ashton Keynes	702	None
Crudwell	None	3233
Great Somerford	794, 795, 3017	None
Oaksey	684, 3346, 3347, 3348, 3349, 3350	3128
Sherston	653b, 3425, 3178	None

Appendix F: Assessment criteria and output from Stage 3 of the site selection process

Table F:1 Stage 3 colour grading⁽²⁹⁾

Significant effect	Minor effect	Neutral effect	Uncertain effect	Minor effect	Significant effect
<p>Major adverse effect (---)</p> <p>Site/Option likely to have a significant major adverse effect on the objective with no satisfactory mitigation possible. Site may be inappropriate for housing development</p>	<p>Moderate adverse effect (--)</p> <p>Site/Option likely to have a significant moderate adverse effect on the objective with difficult or problematic mitigation</p>	<p>Minor adverse effect (-)</p> <p>Site/Option likely to have a minor adverse effect on the objective because mitigation measures are achievable to reduce the significance of effects</p>	<p>Neutral or no effect (0)</p> <p>On balance, site/option likely to have a neutral effect on the objective or no effect on the objective</p>	<p>Uncertain effect (?)</p> <p>Effect is uncertain and further information is required to establish potential effects</p>	<p>Minor positive effect (+)</p> <p>Site/Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result</p>
				<p>Moderate positive effect (++)</p> <p>Site/Option likely to have a significant moderate positive effect on the objective with substantial improvements likely in the area</p>	<p>Major positive effect (+++)</p> <p>Option likely to have a significant major positive effect on the objective as it would significantly help resolve an existing issue or maximise opportunities</p>

29 See Wiltshire Council (June 2017), *Topic Paper 2: Site Selection Process Methodology* for how to apply the Sustainability Appraisal (SA) scoring.

Table F.2 Stage 3 Sustainability Appraisal objectives

Sustainability Appraisal objectives	
1	Protect and enhance all biodiversity and geological features and avoid irreversible losses
2	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings
3	Use and manage water resources in a sustainable manner
4	Improve air quality throughout Wiltshire and minimise all sources of environmental pollution
5	Minimise our impacts on climate change and reduce our vulnerability to future climate change effects
6	Protect, maintain and enhance the historic environment
7	Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place
8	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures
9	Reduce poverty and deprivation and promote more inclusive and self-contained communities
10	Reduce the need to travel and promote more sustainable transport choices.
11	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
12	Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Table F.3 Stage 3 scoring summary chart for Malmesbury Community Area Remainder

Area of search: Malmesbury Community Area Remainder														Is site proposed for Stage 4?			
SHLAA Site Ref	Site Name	Site Capacity	SA Objectives														
			1	2	3	4	5a	5b	6	7	8	9	10	11	12		
Crudwell																	
Site 3233	Land at Ridgeway Farm	c.81	-	-	--	-	-	-	-	+++	-	-	-	+	+	+	Yes
Oaksey																	
Site 3128	Land off Wick Road	c.11	-	-	-	-	-	-	--	-	-	-	++	-	+	+	Yes

Table F.4

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 3233 - Land at Ridgeway Farm, Crudwell</p>
<p>Site Overview</p> <p>This site option is located in Crudwell. With an area of 3.58ha the site has a capacity for approximately 81 dwellings, although mitigation measures could reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified for this site.</p> <p>One moderate adverse effect has been identified. The site is within Source Protection Zone 1 and potential significant effects on water quality could arise from development. Any discharge into the local watercourses would need to be at a controlled rate, however surface water systems are already at capacity in this location (SA Obj. 3).</p> <p>The assessment has identified a range of minor adverse effects. There are no designations on the site and no known protected species. BAP Priority habitat (hedgerows) is present on site, and Great Crested Newt are within 250m of the site. Ecological assessment of the site would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate <i>inter alia</i> to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1 however due to the size of the site, a Flood Risk Assessment would be required (SA Obj. 5b).</p> <p>Minor adverse effects have also been identified as although the site does not directly affect any designated heritage assets and is unlikely to affect the setting of Crudwell Conservation Area 110m to the east, the archaeological potential of the site is assessed as 'medium'. A Heritage Impact Assessment would nonetheless be required, as would an archaeological assessment (SA Obj. 6). Development at this site would result in potential landscape and visual impacts, however it is considered that these could be successfully mitigated with robust mitigation and enhancement strategies. Public footpath CRUD9 is due to be extended as part of a recently permitted development on the site and will pass through the site; this may require diversion (SA Obj. 7). The site is located within a reasonable walking / cycling distance to the centre of the village however consideration of capacity in local schools and health facilities would need to be undertaken. The local primary school is full but expansion may be possible (SA Obj. 9). The site has existing access and is closely related to the village and is within walking distance of the services and facilities within the settlement but part of the route lacks a footway. Scope to extend footpath provision would need to be investigated (SA Obj. 10).</p>

Sustainability Appraisal - Summary of Assessment

Site 3233 - Land at Ridgeway Farm, Crudwell

The assessment has also identified one major and two minor beneficial effects. The site will have a major positive contribution to housing supply and help meet local needs and has the potential to deliver a significant level of affordable units alongside open market units (SA Obj. 8). Minor beneficial effects may also arise as the development would potentially directly assist in the support of viable local shops and services as well as generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 11). Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.5

Sustainability Appraisal - Summary of Assessment

Site 3128 - Land off Wick Road, Oaksey

Site Overview

This site option is located in Oaksey. With an area of 0.39ha the site has a capacity for approximately 11 dwellings; although mitigation measures may reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

One moderate adverse effect has been identified. The site forms an important open space within Oaksey Conservation Area and is located close to listed buildings; development of the site may affect the setting to these assets and their significance. A Heritage Impact Assessment would be required and mitigation measures may result in the need to reduce the extent and/or density of development. Archaeological potential of the site is 'medium' and archaeological assessment would be required (SA Obj. 6).

The assessment has identified a range of minor adverse effects. There are no designations on the site however there is BAP Priority Habitat (Hedgerow) on site and potential protected species in the wider area. Ecological assessment of the site would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is within Source Protection Zone 2 and potential water quality impacts would need to be investigated. There is capacity in water supply and sewers (SA Obj. 3). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can

Sustainability Appraisal - Summary of Assessment

Site 3128 - Land off Wick Road, Oaksey

be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).

Minor adverse effects have also been identified. There are no surface water systems at this location and surface water flows to land drainage systems. The site would be unable to proceed without a satisfactory surface water outfall being installed. (SA Obj. 5b). Development of the site could affect the character and appearance of the site and its surroundings, though this could be mitigated through a landscape plan incorporated into the development (SA Obj. 7). The site is located within a reasonable walking/cycling distance to limited services and facilities in the village centre however consideration of capacity in local schools and health facilities would be required; the primary school has some surplus places at present. Secondary school capacity is forecast to be full but expansion could be possible (SA Obj. 9). The site is within walking distance of a number of the services within the village however a short section of the route lacks a footway; scope to extend footpath provision would need to be investigated (SA Obj. 10).

The assessment has also identified one moderate and two minor beneficial effects. The site will have a moderate positive effect through the contribution to housing supply and help meet local needs and has the potential to deliver affordable units alongside open market units (SA Obj. 8). The development would potentially have a minor beneficial effect by directly assisting in the support of viable local shops and services as well as generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 11). Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.6

Sustainability Appraisal - Conclusions & Recommendations
<p>The aim of this assessment exercise has been threefold:</p> <ul style="list-style-type: none">• Identification of more sustainable (preferred) site options for consideration in the preferred allocations;• Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and• Identification of sites which should not be considered further <p>The following conclusions and recommendations are reached:</p> <p>More sustainable options for development:</p> <ul style="list-style-type: none">• Site 3233 - Land at Ridgeway Farm, Crudwell• Site 3128 - Land off Wick Road, Oaksey <p>Less sustainable options for development:</p> <ul style="list-style-type: none">• No sites area assessed as less sustainable sites in this area of search <p>Sites which should not be considered further:</p> <ul style="list-style-type: none">• There are no sites which should not be considered further in this area of search

Appendix G: Assessment criteria and output from Stage 4a of the site selection process

Assessment of site options

G.1 The purpose of this stage, which involves five steps, is to select those 'SHLAA sites' that can be site allocations. The 'more sustainable' sites (site options) resulting from the assessment in Stage 3 are individually assessed in more detail for suitability and fit with the area strategy (steps 1-4). The conclusion selects preferred sites (step 5).

Table G.1 Site options resulting from Stage 3

SHLAA ref	Site Name	SHLAA site area (ha)	SHLAA capacity ⁽³⁰⁾
3233	Ridgeway Farm, Crudwell	3.58	70
3128	Wick Road, Oaksey	0.39	11
TOTALS			81

30 Reduced capacity of SHLAA site following consideration of strategic criteria (see Stage 2a)

G.2 The discussion that follows focuses upon place/site specific constraints in the Malmesbury Community Area Remainder that will need to be addressed in policy terms in order to facilitate development. Much of what will be required to support subsequent planning applications will be guided by policies of the Wiltshire Core Strategy, national planning policy, guidance and standing advice. Therefore, matters such as the need for a Flood Risk Assessment and Heritage Impact Assessment will be directed by existing policy/advice and therefore not repeated throughout these reports. However, a range of Community Areas concerns/considerations have been raised by consultees at Stage 4A. For completeness, they are listed in the following table.

Table G.2 Generic considerations/ constraints and requirements to be addressed

Generic considerations/ constraints	Requirements to be addressed
<p>Whilst the site options assessed in the Malmesbury Community Area Remainder are not the subject of ecological designations, development proposals would nonetheless need to ensure that existing habitats are protected and, where appropriate, bolstered in order to deliver wider environmental benefits.</p>	<p>Development proposals would need to be supported by a detailed ecological assessment in order to help inform any subsequent housing layout.</p> <p>On-site habitat features would need to be protected and strengthened through any subsequent planning application process.</p> <p>Where appropriate, areas of formal/informal open space should be identified and delivered through a subsequent planning application process.</p>
<p>In relation to groundwater, the area falls within Source Protection Zone 1 and Source Protection Zone 2. A risk based approach to managing the potential impact of development would be anticipated by policy/standing advice.</p>	<p>A hydrological/hydro-geological risk assessment may be required in order to support development proposals.</p>
<p>Parts of Crudwell are constrained in relation to foul sewer capacity and a scheme for improvements would likely be required in order to support development proposals. Whilst there are no planned improvement works scheduled in the area until after 2020, development proposals could help influence the development of the next Action Management Plan (AMP). There would be a requirement for an off-site connecting sewer to land drainage systems for surface water disposal.</p>	<p>An assessment of capacity in existing drainage systems would need to be undertaken in order to support any subsequent planning applications. Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company/Lead Local Flood Authority.</p>
<p>Air quality, noise and lighting would need to be controlled on all sites through any subsequent construction and occupation phases.</p>	<p>Any subsequent planning application process would need to be supported by schemes to mitigate environmental impacts. Such matters are likely to be generic to all sites.</p>

Sustainable drainage.	Housing proposals would need to respond positively to the predicted effects of climate change. Sustainable Drainage Systems (SuDS), rain water harvesting schemes and related measures would need to be designed into development proposals in line with Wiltshire Council's Ground Water Strategy and CIRIA Guidance (Part E, Chapter 25).
Crudwell Primary School is full but expansion could be possible through mitigation to support additional capacity to cater for pupils arising from development. The school site is capable of expansion.	Mitigation would likely be required for development to proceed. This may take the form of appropriate contributions / land towards improving pupil capacity.
Malmesbury Secondary School is forecast to be full but could be expanded.	Mitigation would likely be required for development to proceed. This may take the form of appropriate contributions towards improving school capacity provision.

SHLAA ref	Site Name
Site 3233	Ridgeway Farm, Crudwell

Figure G.1 Site 3233 - Ridgeway Farm, Crudwell

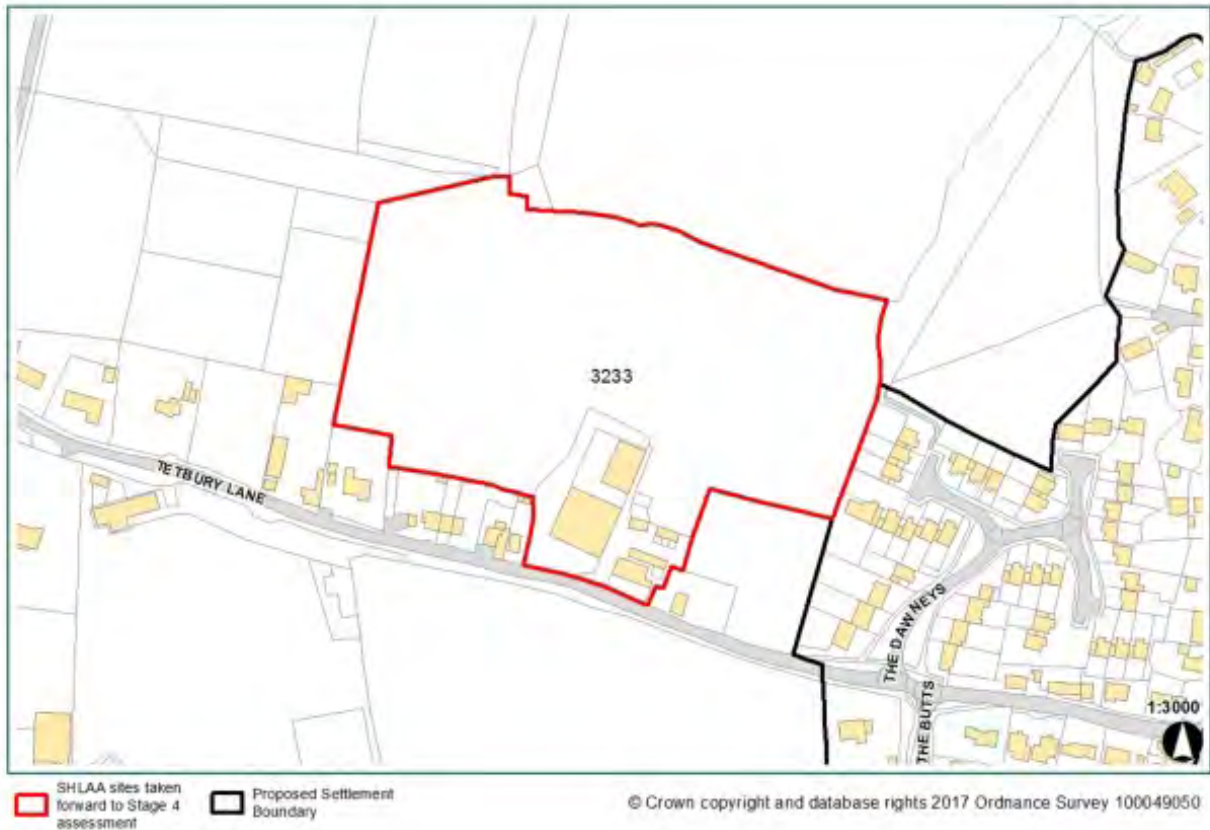


Table G.3 Site 3223 - Ridgeway Farm, Crudwell

SHLAA ref	Site Name
3223	Ridgeway Farm, Crudwell
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> Development proposals would need to conserve and reinforce the existing hedgerow/hedgerow tree (UK Biodiversity Action Plan (BAP) Priority Habitat) network in the area, particularly along the proposed northern and eastern boundaries. <p>EDUCATION</p> <ul style="list-style-type: none"> Development would lead to a requirement for new education facilities in the local area. This may take the form of appropriate contributions to support expansion.

SHLAA ref	Site Name
3223	Ridgeway Farm, Crudwell
	<p>LANDSCAPE</p> <ul style="list-style-type: none"> The site is relatively prominent in the wider landscape and there are also few strong existing features on which to create effective boundaries to development. A more modest extent of development would better reflect the pattern of development of the village and substantial planting will be necessary to establish a new edge to the village.
Accessibility	<p>The site is reasonably well located in relation to village facilities which are within walking and cycling distance. Footways are not present on this part of Tetbury Lane.</p> <p>The development of the site would require highway improvement works to the junction of Tetbury Lane/ A429 in order to provide access and improvements for pedestrians along Tetbury Lane and, elsewhere where feasible, in order to access to the centre of the village. Details in respect of such a scheme would need to be included within any subsequent planning application.</p> <p>Development of the site would also involve an extension of public footpath CRUD9 to the west of the Dawneys, linking with Tetbury Lane to will allow for wider improvements to be delivered in relation to the local PRow network.</p>
Overall suitability	<p>A part of the site has planning permission for the development of 10 dwellings (15/03136/OUT). This permission centres on previously developed land.</p> <p>A logical boundary that reflects the existing settlement pattern would develop land between the current consent and land to the east and north toward the Dawneys. This would allow for a scale of development of approximately 50 dwellings, thereby supporting the expansion of the village primary school. Land to the west of the current consent would remain undeveloped and in agricultural use.</p> <p>The site is also reasonably well-located in terms of access to village facilities and provides opportunities to increase pedestrian and cycle connectivity between the school and village hall.</p> <p>The site is relatively unconstrained and potential adverse effects are minor and considered capable of mitigation.</p>
Step 2	
Fit with area strategy	<p>The area vision refers to modest levels of development to meet local housing need and to support rural services and local employment opportunities at large villages in the area.</p>

SHLAA ref	Site Name
3223	Ridgeway Farm, Crudwell
	<p>The delivery of approximately 40 net additional dwellings would represent a significant contribution towards meeting the overall indicative requirements for the area. However the ability for this development to deliver the requirement of dwellings to support the extension of the school is a benefit to the community.</p> <p>The WCS points to the need to avoid development that might harm the special qualities of the Cotswolds AONB and this site is outside that designation.</p>
Step 3	
Large Village site fit with Core Policy 1	<p>Development of this site for approximately 50 dwellings would by itself represent a reasonably significant expansion of the village over the remainder of the plan period. There is no capacity at the village primary school and an additional classroom is necessary to enable development to proceed. A more significant scale of development at the village may therefore be appropriate in order to support school expansion and provide for local housing needs.</p> <p>Apart from Crudwell all the other large villages are producing neighbourhood plans. The Crudwell Parish Neighbourhood Area was designated in February 2015. However, plan preparation has been put on hold.</p> <p>Additional housing development at Crudwell would address an identified need for housing in the local area. The recent Rural Housing Needs Survey conducted in January 2015 identified a requirement for 6 affordable rented properties and 2 shared ownership properties in Crudwell. These figures only represent the needs of those who responded to the Parish Survey and as such may underestimate the total affordable housing need in the parish.</p> <p>Based on evidence from the Council's housing register, a further 48 households in the local area are actively seeking affordable housing. An allocation of land would bring forward affordable dwellings. This would meet the needs of the local community and clearly provide positive benefits.</p>
Step 4	
Summary	<p>The site would deliver a significant, but nonetheless acceptable and justified level of growth when considered within the context of the indicative housing requirements for the Community Area remainder.</p> <p>A logical boundary that reflects the existing settlement pattern would develop land between the current consent and land to the east and north toward the Dawneys. Land to the west of the current consent would remain undeveloped and in agricultural use.</p> <p>A development of approximately 40 dwellings (in addition to the 10 already permitted) would deliver significant benefits to the village and local area, including: affordable housing; and ability to secure additional capacity at the local primary</p>

SHLAA ref	Site Name
3223	Ridgeway Farm, Crudwell
	<p data-bbox="371 293 1431 394">school. The site is also reasonably well-located in terms of access to village facilities and provides opportunities to increase pedestrian and cycle connectivity between the school and village hall.</p> <p data-bbox="371 427 1431 528">All potential adverse effects are considered capable of successful mitigation. Therefore, the overall sustainability benefit to be accrued through the development of this site is considered to be good.</p>

SHLAA ref	Site Name
Site 3128	Wick Road, Oaksey

Figure G.2 Site 3128 - Wick Road, Oaksey

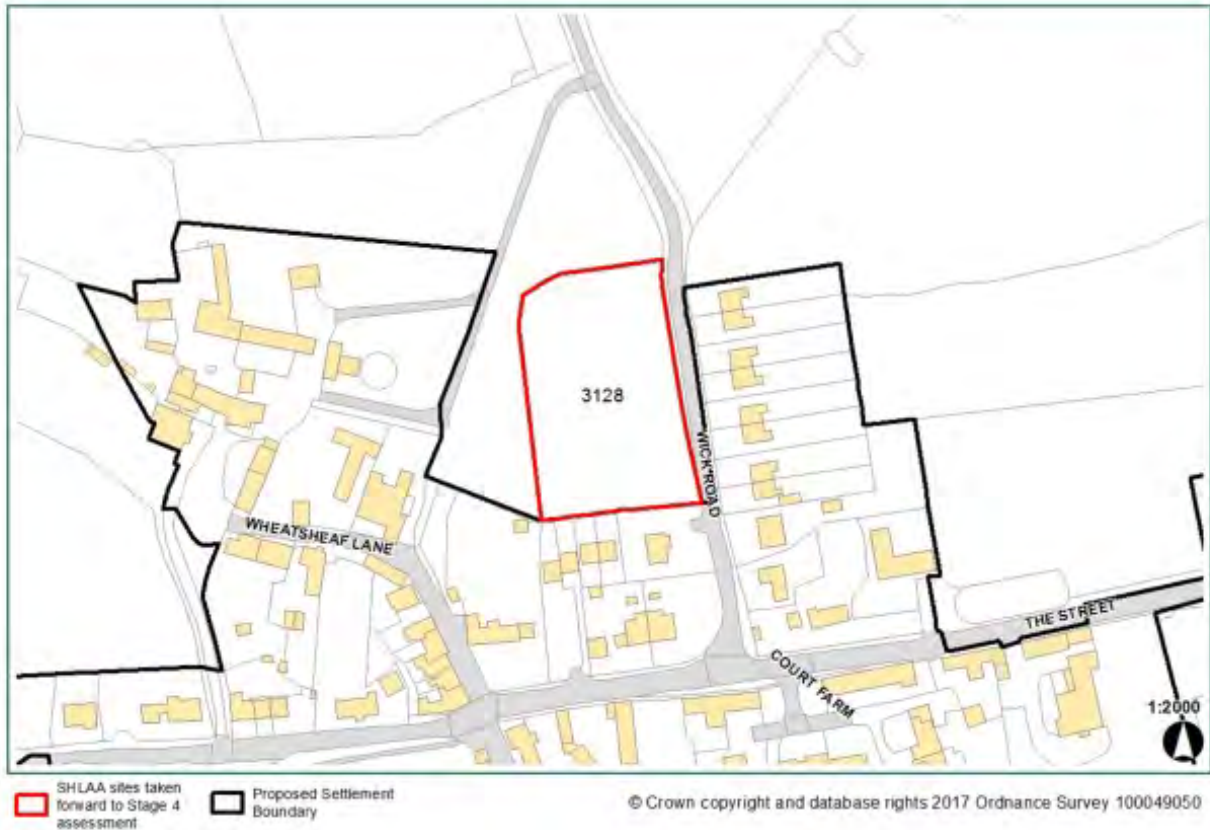


Table G.4 Site 3128 - Wick Road, Oaksey

SHLAA ref	Site Name
3128	Wick Road, Oaksey
Step 1	
SA effects and mitigation measures	<p>LANDSCAPE IMPACT</p> <ul style="list-style-type: none"> The open character is also a local feature of the Conservation Area. The exposed nature of the site, particularly when viewed from the existing public rights of way network (e.g. OAKS 1) would be significantly compromised by built form; and problematic to mitigate. Adding screening to the site to mask development would exacerbate this issue further. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The site contributes to the character of the Oaksey Conservation Area and close to Listed Buildings (grade II* and grade II). Development of the site is

SHLAA ref	Site Name
3128	Wick Road, Oaksey
	<p>likely to involve the setting of these heritage assets and harm their significance of these assets. The scope to address adverse effects is restricted by the need to retain the landscape character of the area (see below). Likely harm, though possibly less than substantial, nonetheless requires a convincing and compelling justification. Addressing, heritage impacts would be likely to substantially reduce the dwelling capacity of the site.</p> <p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site contains hedgerows (UK BAP Priority Habitat) which form wildlife corridors that contribute to connectivity in the wider landscape. Where possible these features should be protected and, where possible, enhanced.
Accessibility	<p>The site is in reasonable proximity to village services and facilities, at an accessible distance in terms of walking and cycling. However some sections lack a footway, as does existing housing on this lane. Improvements would be necessary, including utilising, extending and upgrading PRoW OAKS1 on the western edge of the site to the village centre to provide an alternative safe walking route would need to be investigated.</p> <p>Land ownership and existing carriageway width restrictions would render the delivery of an effective and safe vehicular access/egress off Wick Road and footways difficult to achieve. Moreover, the junction with Wick Road and The Street is currently constrained. In overall terms, the existing highway appears to be too constrained to accept development unless delivered via the acquisition of third party land.</p>
Overall suitability	<p>The overall site capacity would need to be substantially reduced in order to preserve the significance of the conservation area. Moreover, development of the site would likely affect listed buildings and their setting. Dwelling capacity would be substantially reduced by mitigation measures reducing the benefits of development. The site could accommodate approximately 7 dwellings. Development of the site to address highway access would be contingent upon securing third party land. Even then, the feasibility of a safe means of access would be likely to be uncertain.</p>
Step 2	
Fit with area strategy	<p>The area vision refers to modest levels of development to meet local housing need and to support rural services and local employment opportunities at large villages in the area. If this site were allocated for development, it would not achieve this aim to any satisfactory extent. Therefore, a site capacity of approximately 7 dwellings would only marginally contribute towards meeting the indicative housing requirements for the area.</p> <p>The WCS points to the need to avoid development that might harm the special qualities of the Cotswolds AONB and this site is outside that designation.</p> <p>There is a neighbourhood plan being produced for the village which intends to allocate some land for modest levels of development. It is considered that this would be the most appropriate route for bringing forward local growth at the village.</p>

SHLAA ref	Site Name
3128	Wick Road, Oaksey
Step 3	
Large Village site fit with Core Policy 1	<p>In comparison to other large villages within the community area, Oaksey has received the second lowest amount of growth over the Plan period to date. Ashton Keynes, Great Somerford and Sherston have experienced significantly more growth.</p> <p>There is some capacity in the village primary school capable of accommodating needs arising from the development of this site.</p> <p>The Oaksey Parish Neighbourhood Plan Area was designated in April 2016. Whilst there is no current local housing needs survey covering the village, it is understood that work is progressing and the steering group are looking to allocate small-scale redevelopment sites within the village to bolster anticipated infill/windfall developments in the near future.</p>
Step 4	
Summary	

Conclusion - selection of preferred sites

Table G.5 Conclusion - selection of preferred sites

Step 5	
Fit with spatial strategy	<p>In comparison to other large villages within the community area, Crudwell has received the lowest amount of growth over the Plan period to date. Ashton Keynes, Great Somerford and Sherston have experienced significantly more growth.</p> <p>The residual requirement for housing in the area of search (Malmesbury Community Area Remainder) is 70 dwellings. All of the large villages except Crudwell are developing neighbourhood plans. Oaksey and Crudwell are the two large villages that have yet to make significant progress on their neighbourhood plan, and for Crudwell the process appears to have stalled at the time of writing.</p> <p>There is one site at each of these large villages, each of which is deemed to be 'more sustainable' than others assessed.</p> <p>However, the site at Oaksey has considerable issues which would be problematic to address. As such, there is no merit in allocating the site for development within this Plan period.</p> <p>Whilst a development comprising an additional 40 dwellings at Crudwell would represent relatively significant growth, it would nonetheless positively contribute towards meeting the indicative housing requirement for the Community Area remainder. It would also provide wider benefits for the local community by scope to provide for affordable housing and by supporting the expansion of the local primary school.</p>
Selection of preferred sites	<p>There is only one site which is considered to be suitable within the Malmesbury Community Area Remainder, at Crudwell. The allocation of this site would broadly align with the Area Strategy and reflect growth rates at the other large villages within the Community Area. Further assessments would be required in order to support any subsequent planning application covering a range of disciplines as outlined for other proposed allocations (e.g. ecological, drainage, landscape) However, in overall terms, the evidence gathered to date indicates that all adverse impacts can be appropriately mitigated.</p>

Preferred sites

The following site is considered to be achievable and deliverable site was identified for allocation at Crudwell in the Malmesbury Community Area Remainder:

Table G.6

Site name	Approximate dwelling capacity
Ridgeway Farm	40

Malmesbury Community Area Topic Paper - Cabinet version

Marlborough Community Area Topic Paper - Cabinet version

■	Main sections	
1	Introduction	3
2	Marlborough Community area	5
3	Settlement boundary review	8
4	Overview of the site selection process	9
5	Outcome of the site selection process for Marlborough	11
6	Outcome of the Marlborough Community Area Remainder site selection process	12
7	Conclusions	13
■	Appendices	
A	Proposals for revised settlement boundaries	14

1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Marlborough Community Area.

Settlement boundary review

1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan⁽¹⁾.

1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the Plan period in accordance with national policy and to compliment neighbourhood planning.

Topic paper structure

1.5 *Table 1.1* shows the layout of the Marlborough Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Marlborough Community Area Topic Paper

#	Section	Appendices
2	Community area	Planning policy context for the Marlborough Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Marlborough	Summary of the site selection process for the Market Town of Marlborough (Stage 1). It outlines the methodology and identifies whether housing site allocations for the town should be included in the Plan.	
6	Outcome of the Marlborough Community Area Remainder site selection process	Summary of the Marlborough Community Area Remainder site selection process (Stage 1). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan.	
7	Conclusions	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

2. Marlborough Community area

Context

- 2.1** The WCS provides the context for the Plan in relation to the Marlborough Community Area. Core Policies 1 (Settlement Strategy) and 14 (Marlborough Area Strategy) set out:
- the settlement hierarchy for sustainable development in the Marlborough Community Area, and
 - associated indicative housing requirements.
- 2.2** Core Policy 14 requires about 680 new homes to occur at the Market Town of Marlborough (including land at Salisbury Road identified for strategic growth) and approximately 240 new homes to be provided in the rest of the community area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Marlborough Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

- 2.3** The settlements listed in *Table 2.1* below fall within the Marlborough Community Area.

Table 2.1 Settlement Strategy in the Marlborough Community Area

Market Town	Marlborough
Large Villages	Aldbourn, Baydon, Broad Hinton and Ramsbury
Small Villages	Avebury / Trussloe, Axford, Beckhampton, Chilton Foliat, East Kennett, Froxfield, Fyfield, Lockeridge, Manton, Ogbourne St George, West Overton, Winterbourne Bassett and Winterbourne Monkton

Issues and considerations

- 2.4** Core Policy 14 and the supporting text (paragraph 5.78) of the WCS identify specific issues to be addressed in planning for the Marlborough Community Area, including:
- sustainable and measured growth throughout the plan period that will also help to deliver affordable housing in the Marlborough Community Area and improve access to open market housing. This will help to provide a local workforce for current and new employers moving to the area
 - all development within the Marlborough Community Area will need to conserve the designated landscape of the North Wessex Downs Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics
 - The World Heritage Site will be protected from inappropriate development both within the Site and in its setting so as to sustain its Outstanding Universal Value in accordance with Core Policy 59
 - several sites of nature conservation importance lie in close proximity to the town, particularly Savernake Forest SSSI, River Kennet SSSI / CWS and Marlborough Railway Tunnel. Development will protect and, where possible, enhance the ecological value of these features

- survey is required of the potential impacts of development on protected bats (including roosting, foraging grounds and commuting routes) associated with the Savernake Forest bat roosts and other species. The hibernation roost of Annex II bats in the disused railway tunnel will be protected. Development must avoid adverse impacts on protected species and designated local wildlife habitats and features
- an Air Quality Management Area ('AQMA')⁽²⁾ has been declared in the town and there are local concerns that development will lead to mandatory limits set by European Directive 2008/50 being exceeded. Measures to improve air quality in Marlborough must be considered

2.5 The Wiltshire Infrastructure Delivery Plan ('IDP')⁽³⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- new site for Preshute Primary School and extension of existing village primary schools to provide additional places
- extension of secondary school to provide additional places
- provision of additional nursery school places
- support development of local primary care health facilities, as most practices at capacity

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 The housing requirements for the Marlborough Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for the Marlborough Community Area at April 2017⁽⁴⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Marlborough	680	357	306	17
Marlborough CA Remainder	240	160	46	34
Marlborough total	920	517	352	51

Neighbourhood planning

2.8 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

2 Wiltshire Council. Air Quality Strategy for Wiltshire 2011-2015, page 45. Available:

<http://www.wiltshire.gov.uk/report-draft-air-quality-strategy-for-wiltshire-october-2011.pdf>

3 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Marlborough Community Area.*

4 Wiltshire Council (June 2017). Topic Paper 3 Housing Land Supply.

2.9 Marlborough Community Area has two neighbourhood plans in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by these plans. If the neighbourhood plans were sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this would include information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁵⁾.

Table 2.3 Status of neighbourhood plans in the Marlborough Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Marlborough	Area Designation (Mar 2016)	Unknown at this stage	Unknown at this stage
Aldbourn	Area Designation (Aug 2016)	Unknown at this stage	Unknown at this stage

5 Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Marlborough Community Area:

- Marlborough
- Aldbourne
- Baydon
- Broad Hinton, and
- Ramsbury

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁶⁾.

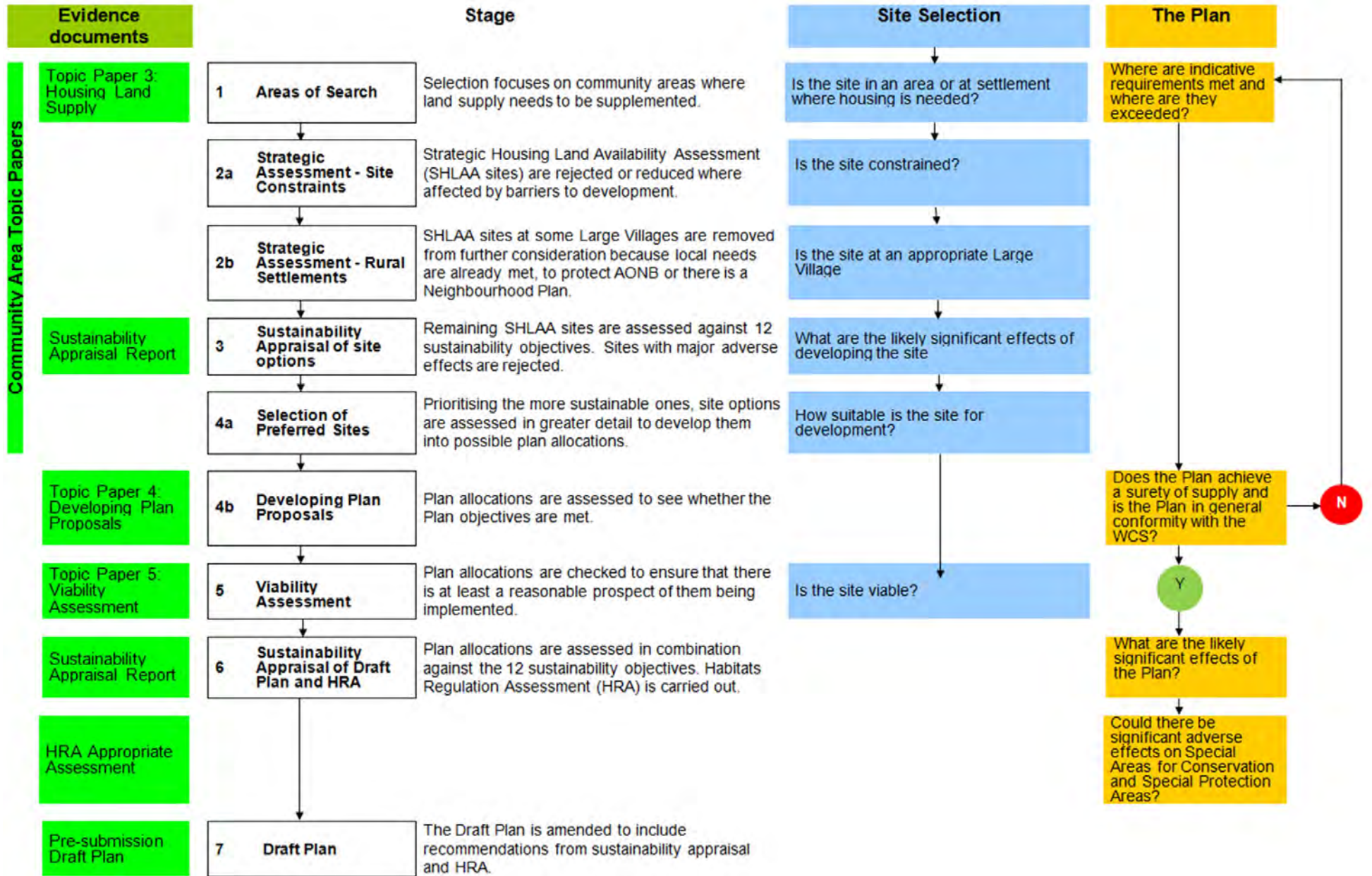
3.3 No settlements in the Marlborough Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

6 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology⁽⁷⁾.*

7 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.



5. Outcome of the site selection process for Marlborough

Overview

- 5.1** This section summarises the outcome of the site selection process for the Market Town of Marlborough. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁸⁾.
- 5.2** The decisions taken after each stage of the process for Marlborough, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Marlborough. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4** *Table 2.2* demonstrates that there is an indicative residual requirement of 17 dwellings for Marlborough to be delivered during the Plan period. However, the outstanding requirement is very low. Taking into consideration the fact that the Wiltshire Core Strategy has already identified a strategic on land to the west of Salisbury Road; and the settlement is located in the North Wessex Downs Area of Outstanding Natural Beauty (AONB), there is no compelling reason to identify further greenfield sites for allocation through this Plan. It is likely that this would be delivered through windfall development so does not warrant further consideration. In addition there will be the opportunity to consider the need for additional growth through the Marlborough Neighbourhood Plan making process.
- 5.5** Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation at Marlborough and the site selection process ends after Stage 1.

8 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

6. Outcome of the Marlborough Community Area Remainder site selection process

Overview

- 6.1** This section summarises the outcome of the site selection process for the Marlborough Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁹⁾.
- 6.2** The decisions taken after each stage of the process for the Marlborough Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for the Marlborough Community Area Remainder. The areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4** *Table 2.2* demonstrates that there is an indicative residual requirement of 34 dwellings for the Marlborough Community Area Remainder to be delivered during the Plan period. However, a main purpose of the Plan is to ensure a surety of housing land supply. To a significant degree this objective is already met for the East Wiltshire Housing Market Area (HMA). There is therefore no strategic priority to allocate sites for housing land at Large Villages where scales of housing are intended to only meet local needs. The priority for planning control to pass to the local communities to develop their own vision for the future of their area takes precedence. Local needs can be addressed through neighbourhood planning. Large Villages in the East Wiltshire HMA are therefore removed from 'areas of search'.
- 6.5** Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Marlborough Community Area Remainder and the site selection process ends after Stage 1.

9 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

7. Conclusions

Marlborough

- 7.1 There is an indicative residual requirement of 17 dwellings for the Market Town of Marlborough to be delivered during the Plan period. However, the outstanding requirement is very low and a strategic allocation has already been identified in the Wiltshire Core Strategy for the town, which falls wholly within the North Wessex Downs AONB. The indicative residual housing requirement is likely to be delivered through windfall development, so does not warrant further consideration. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation at Marlborough and the site selection process ends after Stage 1.

Marlborough Community Area Remainder

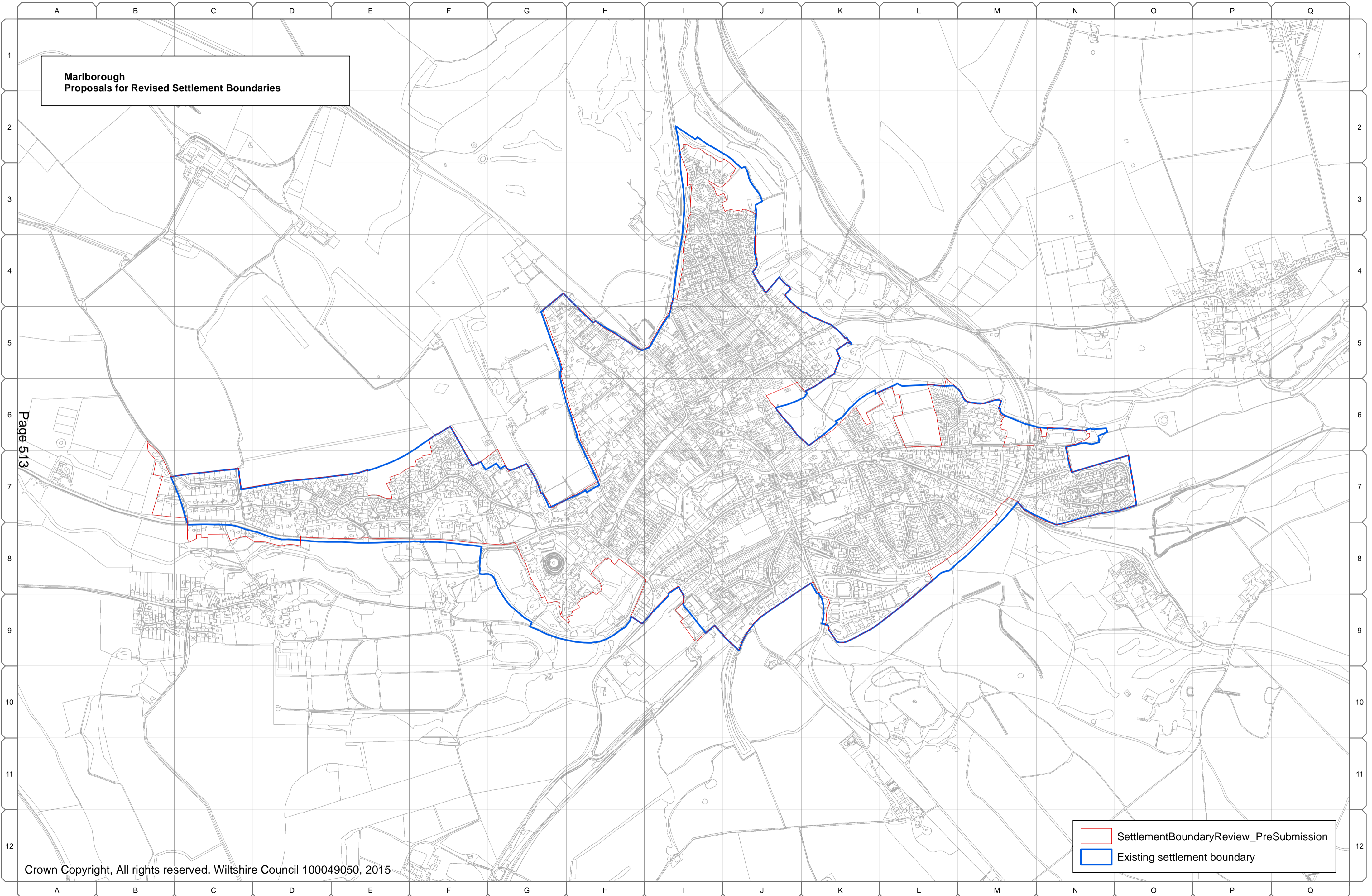
- 7.2 There is an indicative residual requirement of 34 dwellings for the Marlborough Community Area Remainder to be delivered during the Plan period. However, a main purpose of the Plan is to ensure a surety of housing land supply. To a significant degree this objective is already met for the East Wiltshire HMA. There is therefore no strategic priority to allocate sites for housing land at Large Villages where scales of housing are intended to only meet local needs. The priority for planning control to pass to the local communities to develop their own vision for the future of their area takes precedence. Local needs can be addressed through neighbourhood planning. Large Villages in the East Wiltshire HMA are therefore removed from 'areas of search'. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Marlborough Community Area Remainder and the site selection process ends after Stage 1.



Settlement Boundary Review

- 7.3 The Plan has reviewed the settlement boundaries of the following settlements within the Marlborough Community Area:
- Marlborough
 - Aldbourne
 - Baydon
 - Broad Hinton, and
 - Ramsbury
- 7.4 No settlements in the Marlborough Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

Appendix A: Proposals for revised settlement boundaries

**Marlborough
Proposals for Revised Settlement Boundaries**



	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

Marlborough

A.1 The preceding map of Marlborough illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁰⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed amendments to Marlborough Settlement Boundary

Map Grid Reference ⁽¹¹⁾	Proposed Amendments
B6, B7, C7	Amend boundary to include built residential development that is physically related to the settlement.
C8, D8	Amend boundary to include built residential development physically related to the settlement.
C7, C8, D8, E8, F8, G8	Amend boundary to follow but not include clearly defined physical features - the road.
G8, G9, H9, H8	Amend boundary to exclude area of land which relates more closely to the open countryside and with the capacity to extend the built form of the settlement.
I9	Amend boundary to include community facilities development (i.e. school and community college) that is physically related to the settlement.
K8, K9	Amend boundary to follow but not include clearly defined physical features - the road.
L8, M7, M8	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
N6 (SE)	Amend boundary to follow but not include clearly defined physical features – hedgerow.
N6 (SW)	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
M6	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
L6 (NE)	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
L6	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
K6, J6	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.

10 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

11 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

I2, J2, J3	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
I3, I4	Amend boundary to follow but not include clearly defined physical features - the road.
F7, G7	Amend boundary to include built residential development that is physically related to the settlement.
E7, F6, F7	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.



A B C D E F G H I J K L M N O P Q

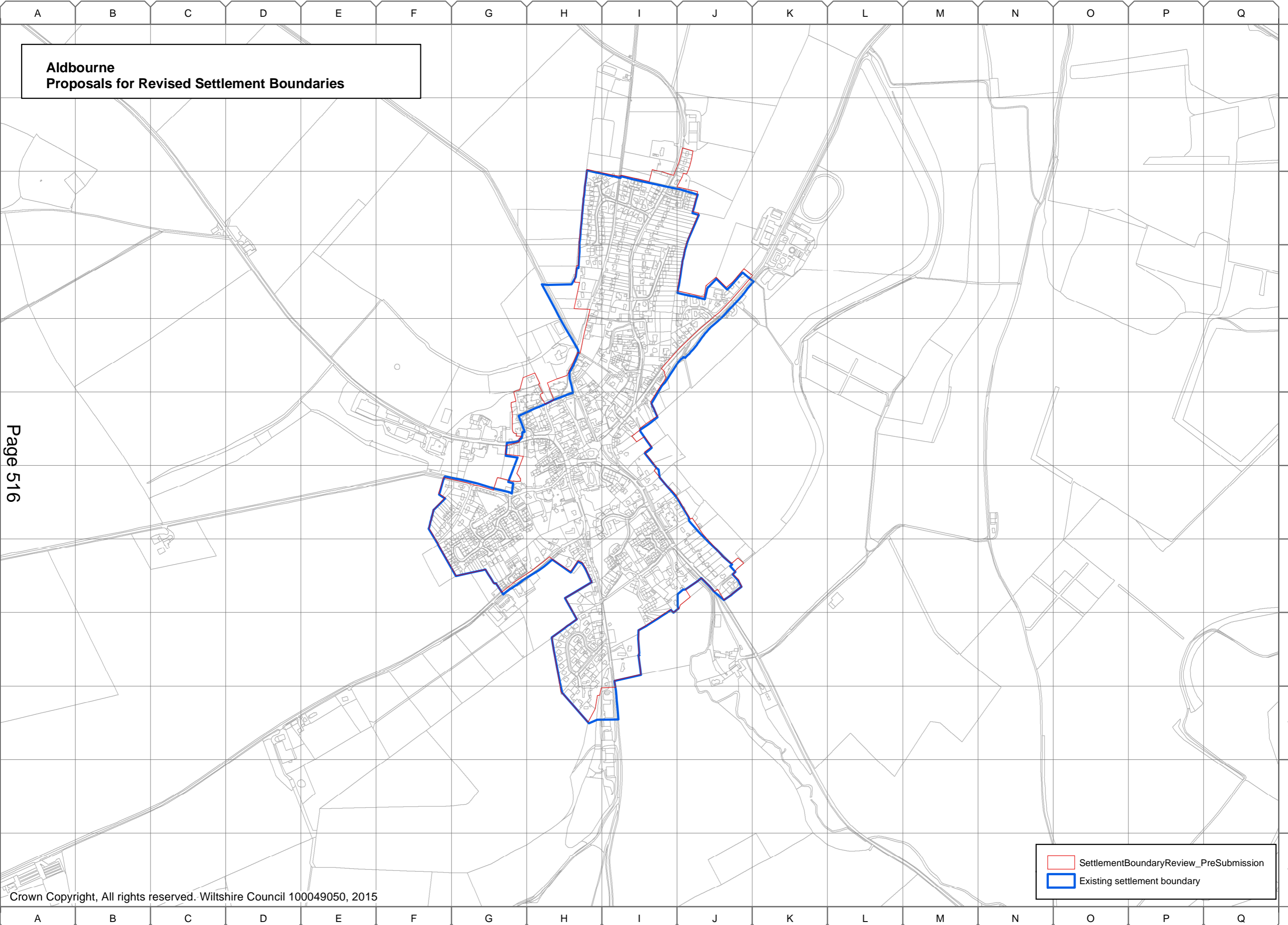
1
2
3
4
5
6
7
8
9
10
11
12

**Aldbourn
Proposals for Revised Settlement Boundaries**

1
2
3
4
5
6
7
8
9
10
11
12

Page 516

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary



Aldbourne

A.2 The preceding map of Aldbourne illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹²⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed amendments to Aldbourne Settlement Boundary

Map Grid Reference ⁽¹³⁾	Proposed Amendments
I3, J3, J2	Extension of boundary to take into account built residential development that is physically related to the settlement.
J4, J5, I5	Amendment to boundary to follow but not include clearly defined physical feature – the road.
I6	Remove area that relates more closely to the countryside and to follow a defined physical feature.
J8	Extension of boundary to take into account built residential development and curtilages that are physically related to the settlement.
H10, I10	Amend boundary to remove employment development at the edge of the large village.
G8, H8	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G7 (N), G6 (S)	Extension of boundary to take into account built residential development that is physically related to the settlement.
G7 (NE)	Remove area that relates more closely to the countryside and to follow a defined physical feature.
G5, G6, H5, H6	Extension of boundary to take into account built residential development and community facilities that are physically related to the settlement.
H5 (NE), H4	Amend boundary to exclude area of land that more closely relates to the countryside and has the capacity to extend the built form of the settlement.

12 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

13 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

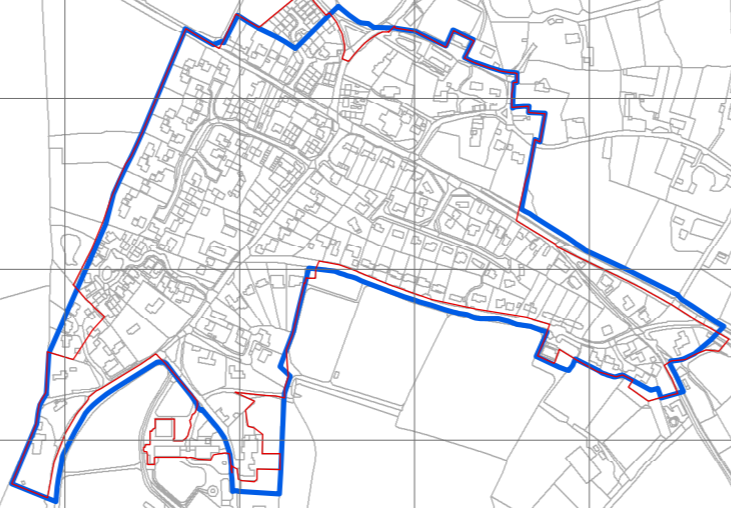
A B C D E F G H I J K L M N O P Q



1
2
3
4
5
6
7
8
9
10
11
12

**Baydon
Proposals for Revised Settlement Boundaries**

1
2
3
4
5
6
7
8
9
10
11
12

Page 518



	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Baydon

A.3 The preceding map of Baydon illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁴⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed amendments to Baydon Settlement Boundary

Map Grid Reference ⁽¹⁵⁾	Proposed Amendments
G7 (E)	Exclude curtilage of property with the capacity to extend the built form of the settlement.
H5 (W)	Extension to include built residential development that is physically related to the settlement.
H5 (E)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
I6 (E), J6, J7	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J7 (E)	Extension to include built residential development that is physically related to the settlement.
J7 (S)	Amendment to boundary to follow but not include clearly defined physical feature – the road, and to include curtilage of property that relates more to the settlement and has limited capacity to extend the built form of the settlement.
I7 (E)	Exclude recreational space that primarily relates to the countryside.
H7, I7 (N)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H7 (N)	Extension to include built residential development that is physically related to the settlement.
H7 (S)	Amendment boundary to exclude area more closely related to the countryside.
H8	Amend boundary to exclude curtilage of property with the capacity to extend the built form of the settlement.
G8, G7 (S)	Extend boundary to include built development that is physically related to the settlement.
G7, F8	Amendment to boundary to follow but not include clearly defined physical feature – the road.

14 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.



15 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

A B C D E F G H I J K L M N O P Q

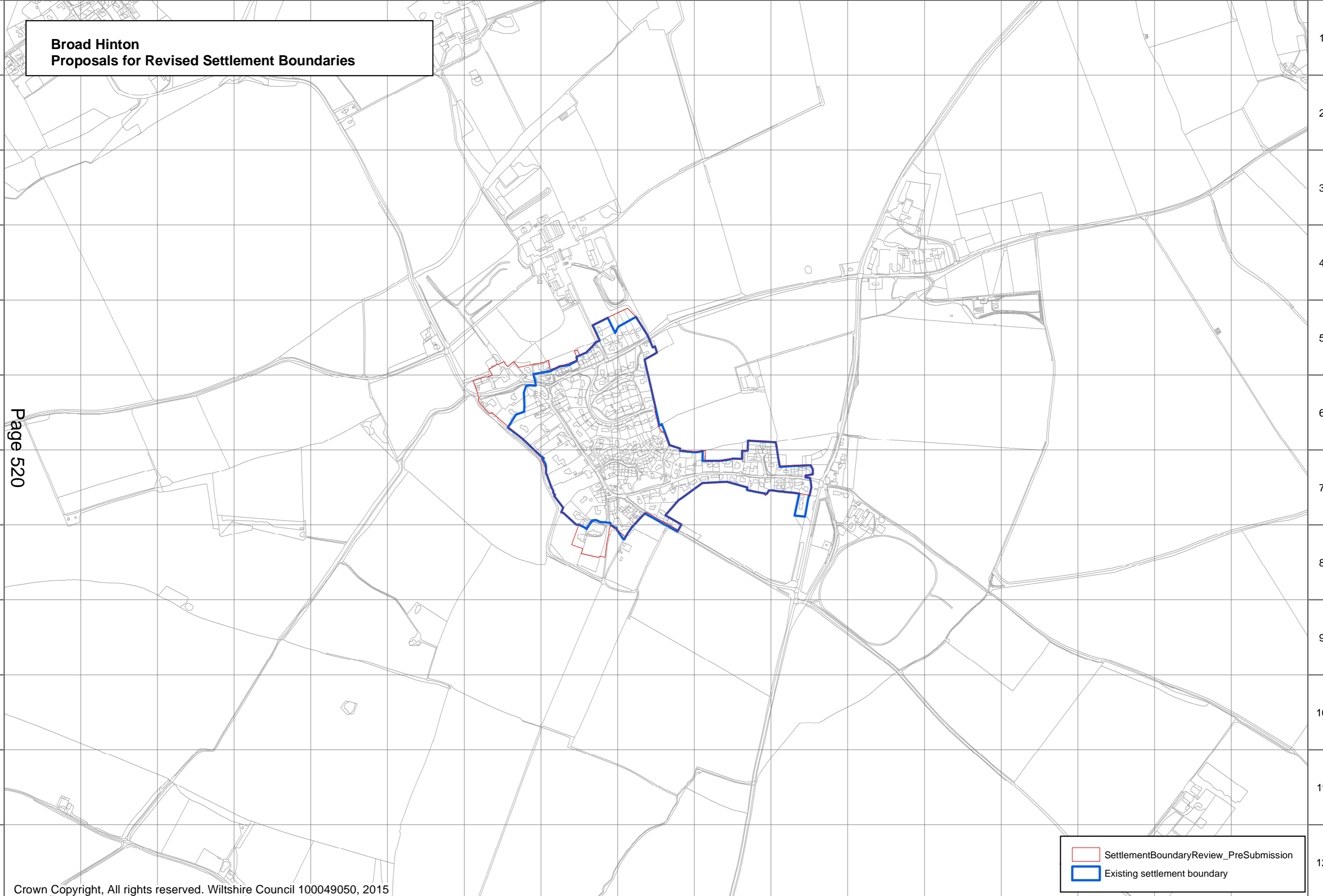
1
2
3
4
5
6
7
8
9
10
11
12

**Broad Hinton
Proposals for Revised Settlement Boundaries**

Page 520

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

A B C D E F G H I J K L M N O P Q



Broad Hinton

A.4 The preceding map of Broad Hinton illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.4* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁶⁾. The grid reference numbers are those used on the map overleaf.

Table A.4 Proposed amendments to Broad Hinton Settlement Boundary

Map Grid Reference	Proposed Amendments
G5, G6, H5	Amend boundary to include built residential development and curtilages of properties that relate more closely to the built environment and have limited capacity to extend the built form of the settlement.
H8	Amend boundary to include built community facilities development (i.e. church) that is physically related to the settlement.
K7	Amend boundary to exclude employment development at the edge of the large village.
H5, I5	Amend boundary to include the curtilage of a property that relates more closely to the built environment (e.g. a garden) or has limited capacity to extend the built form of the settlement.

16 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

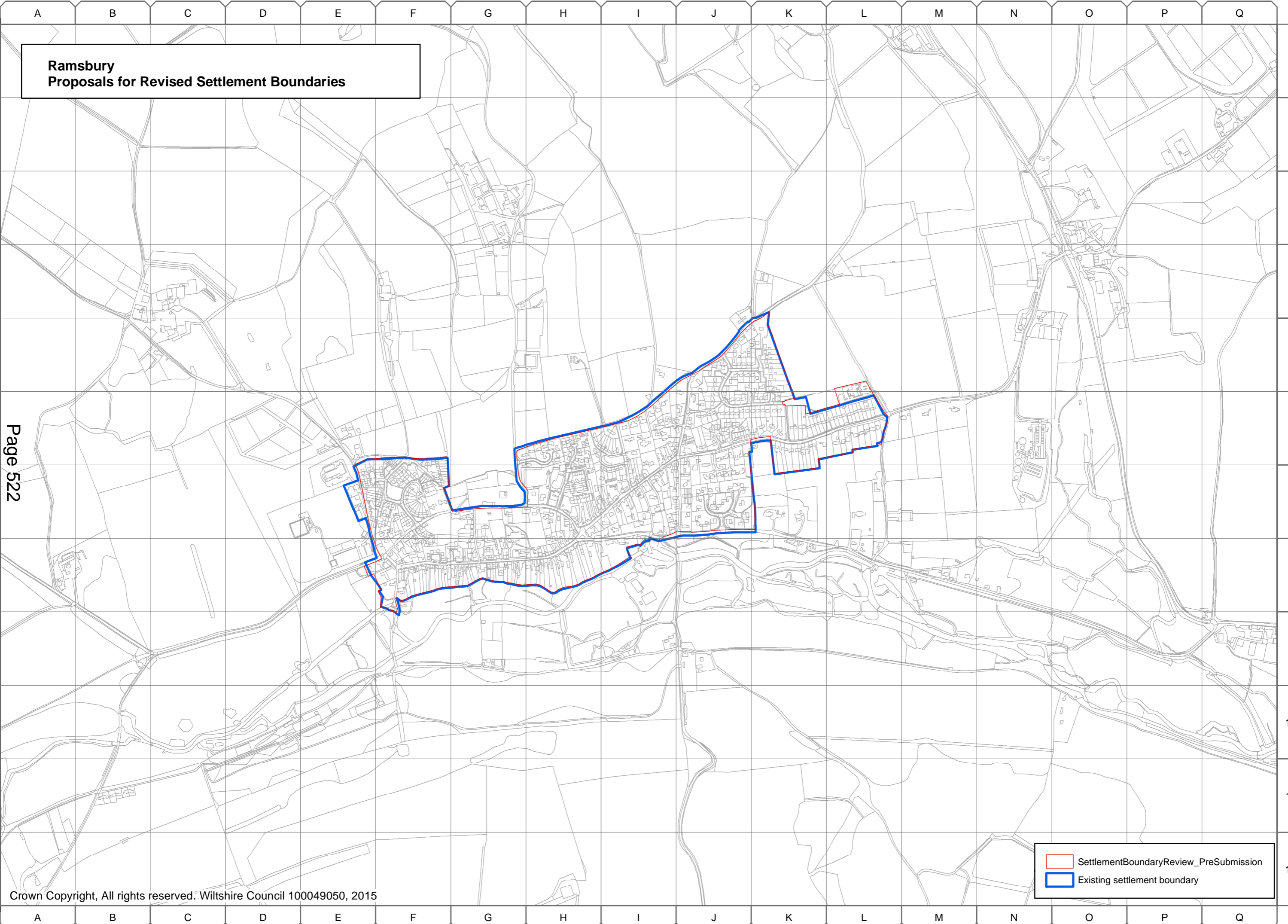
A B C D E F G H I J K L M N O P Q

1
2
3
4
5
6
7
8
9
10
11
12

**Ramsbury
Proposals for Revised Settlement Boundaries**

1
2
3
4
5
6
7
8
9
10
11
12

Page 522



SettlementBoundaryReview_PreSubmission
Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Ramsbury

A.5 The preceding map of Ramsbury illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.5* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁷⁾. The grid reference numbers are those used on the map overleaf.

Table A.5 Proposed amendments to Ramsbury Settlement Boundary

Map Grid Reference	Proposed Amendments
E7	Amend boundary to exclude employment development on the edge of the large village.
F8, E8, F9	Amendment to boundary to follow but not include clearly defined physical feature – the road.
K6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
L5, L6	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
G6, G7	Amendment to boundary to follow but not include clearly defined physical feature – the road.
I7, J7, K7	Amend boundary to follow but not include clearly defined physical feature – the road.

17 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

Marlborough Community Area Topic Paper - Cabinet version

Melksham Community Area Topic Paper - Cabinet version

■	Main sections	
1	Introduction	3
2	Melksham Community area	5
3	Settlement boundary review	8
4	Overview of the site selection process	9
5	Outcome of the site selection process for Melksham and Bowerhill Village	11
6	Outcome of the Melksham Community Area Remainder site selection process	12
7	Conclusions	13
■	Appendices	
A	Proposals for revised settlement boundaries	14

1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Melksham Community Area.

Settlement boundary review

1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan⁽¹⁾.

1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the Plan period in accordance with national policy and to compliment neighbourhood planning.

Topic papers structure

1.5 *Table 1.1* shows the layout of the Melksham Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Melksham Community Area Topic Paper

#	Section	Appendices
2	Community area	Planning policy context for the Melksham Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Melksham and Bowerhill Village	Summary of the site selection process for Melksham and Bowerhill village (Stage 1). It outlines the methodology and identifies whether housing site allocations for Melksham and Bowerhill village should be included in the Plan.	
6	Outcome of the Melksham Community Area Remainder site selection process	Summary of the site selection process for Melksham Community Area Remainder (Stage 1). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan.	
7	Conclusions	Summary of the process, listing any sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

2. Melksham Community area

Context

- 2.1** The WCS provides the context for the Plan in relation to the Melksham Community Area. Core Policies 1 (Settlement Strategy) and 15 (Melksham Area Strategy) set out:
- the settlement hierarchy for sustainable development in the Melksham Community Area, and
 - associated indicative housing requirements.
- 2.2** Core Policy 15 requires approximately 2,370 homes to be provided in the Melksham Community Area of which about 2,240 should occur at the Market Town of Melksham and Bowerhill village and approximately 130 homes in the rest of the community area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Melksham Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

- 2.3** The settlements listed in *Table 2.1* below fall within the Melksham Community Area.

Table 2.1 Settlement Strategy in the Melksham Community Area

Market Town	Melksham and Bowerhill village
Large Villages	Atworth, Seend, Semington, Shaw/Whitley and Steeple Ashton
Small Villages	Beanacre, Berryfield, Broughton Gifford, Bulkington, Great Hinton, Keevil, Poulshot and Seend Cleeve

Issues and considerations

- 2.4** Core Policy 15 and the supporting text (paragraph 5.83) of the WCS identify specific issues to be addressed in planning for the Melksham Community Area, including:
- residential growth in Melksham should help address the shortfall in affordable housing and contribute towards delivering improved infrastructure
 - growth should contribute towards town centre regeneration, including traffic management improvements and the revitalisation of the retail and employment offer
 - it is important that any new development in the town has strong walking and cycling linkages to the town centre
 - developer contributions from future housing growth should help to deliver infrastructure necessary in the town
 - Melksham and Bowerhill village have a functional relationship and are considered together for the purposes of the WCS. Therefore the housing growth identified for Melksham will also serve to meet the needs of Bowerhill
 - development at Melksham should protect the historic environment and in particular should protect the historic setting of the Spa

2.5 The Wiltshire Infrastructure Delivery Plan ('the IDP')⁽²⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- provision of a new primary school in the town and extension of existing village primary schools to provide additional places
- extension of secondary school to provide additional places
- provision of additional nursery school places
- support development of local primary care health facilities, as most practices are at capacity
- improvements to roundabout at the existing signalised ASDA superstore and A365 junctions
- two hourly Trans Wilts train service (Westbury to Swindon) - three year service provision

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 The housing requirements for the Melksham Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for the Melksham Community Area at April 2017⁽³⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Melksham and Bowerhill village	2,240	1,370	1,221	0
Melksham CA Remainder	130	101	38	0
Melksham CA total	2,370	1,471	1,259	0

Neighbourhood planning

2.8 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

2.9 Melksham Community Area has two neighbourhood plans in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by these plans. If the neighbourhood plans were sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this would include

2 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Melksham Community Area.*
 3 Wiltshire Council (June 2017). Topic Paper 3 Housing Land Supply.

information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁴⁾.

Table 2.3 Status of neighbourhood plans in the Melksham Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Melksham Town and Melksham Without	Area Designation (Jul 2014)	Unknown	Unknown
Seend	Area Designation (Jul 2016)	Unknown	Unknown

4 Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Melksham Community Area:

- Melksham and Bowerhill village
- Atworth
- Seend
- Semington
- Shaw and Whitley, and
- Steeple Ashton

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁵⁾.

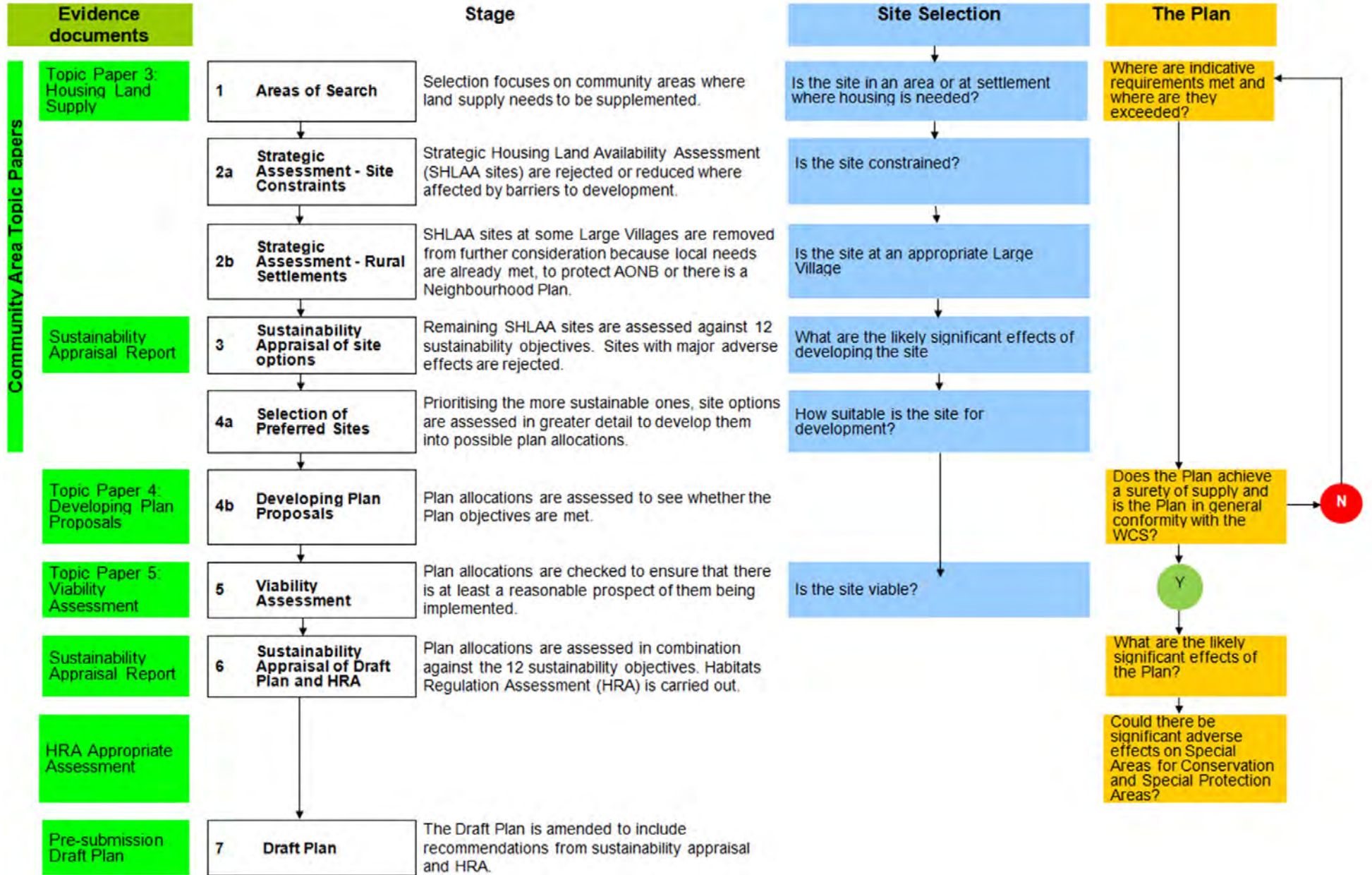
3.3 No settlements in the Melksham Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

5 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology⁽⁶⁾.*

6 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.



5. Outcome of the site selection process for Melksham and Bowerhill Village

Overview

- 5.1** This section summarises the outcome of the site selection process for the Market Town of Melksham and Bowerhill village. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁷⁾.
- 5.2** The decisions taken after each stage of the process for Melksham and Bowerhill village, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Melksham and Bowerhill village. Generally the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4** *Table 2.2* demonstrates that the indicative residual requirement for Melksham and Bowerhill village to be delivered during the Plan period has been met.
- 5.5** Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation at Melksham and Bowerhill village and the site selection process ends after Stage 1.

7 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

6. Outcome of the Melksham Community Area Remainder site selection process

Overview

- 6.1** This section summarises the outcome of the site selection process for the Melksham Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁸⁾.
- 6.2** The decisions taken after each stage of the process for the Melksham Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Melksham Community Area Remainder. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4** *Table 2.2* demonstrates that the indicative residual requirement for the Melksham Community Area Remainder to be delivered during the Plan period has been met.
- 6.5** Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Melksham Community Area Remainder and the site selection process ends after Stage 1.

8 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

7. Conclusions

Melksham and Bowerhill Village

- 7.1** The indicative residual requirement for Melksham and Bowerhill village to be delivered during the Plan period has been met. Therefore, the Plan will not need to allocate additional land to meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation at Melksham and Bowerhill village and the site selection process ends after Stage 1.

Melksham Community Area Remainder

- 7.2** The indicative residual requirement for the Melksham Community Area Remainder to be delivered during the Plan period has been met. Therefore, the Plan will not need to allocate additional land to meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Melksham Community Area Remainder and the site selection process ends after Stage 1.

Settlement Boundary Review

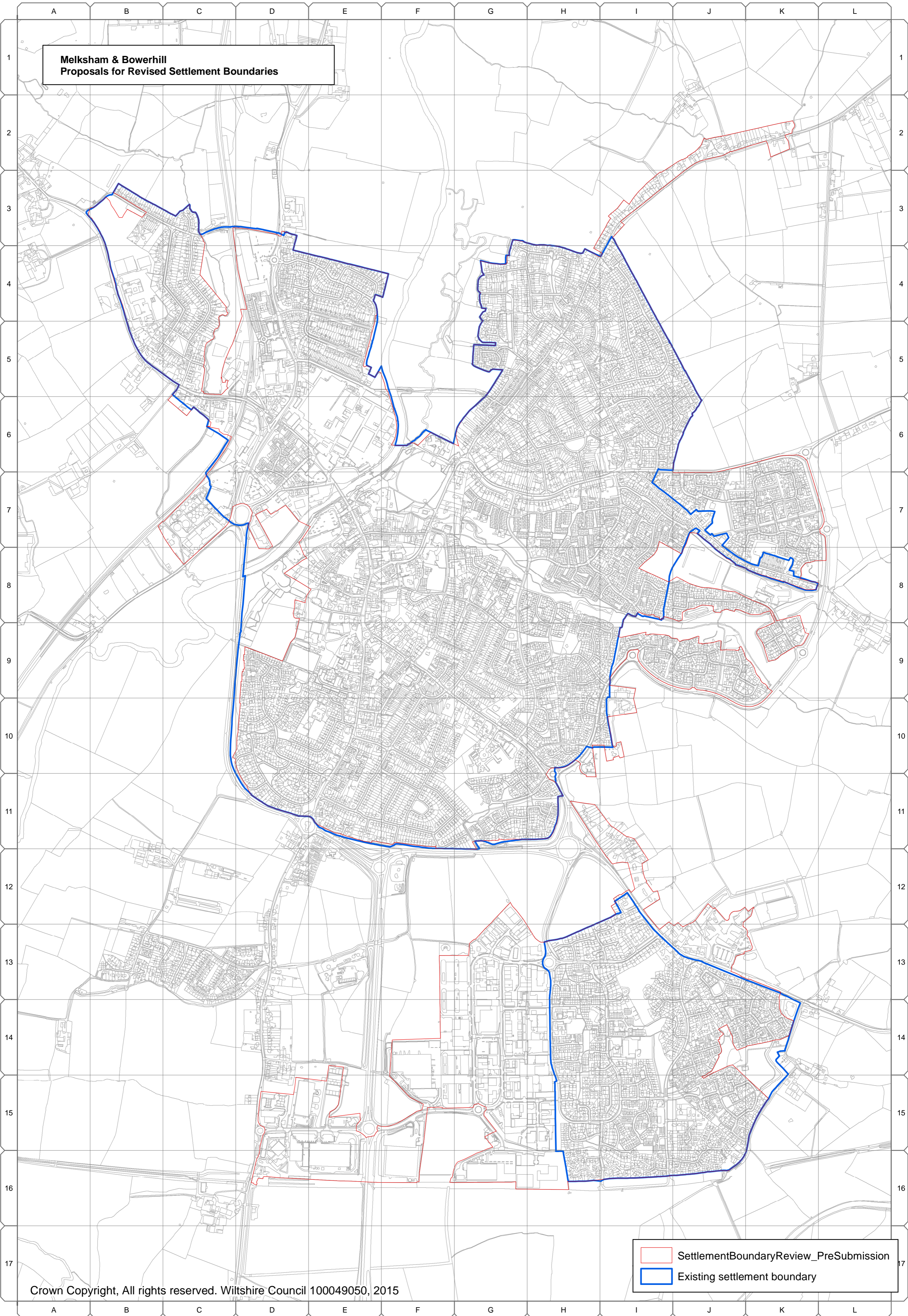
- 7.3** The Plan has reviewed the settlement boundaries of the following settlements within the Melksham Community Area:

- Melksham and Bowerhill village
- Atworth
- Seend
- Semington
- Shaw and Whitley, and
- Steeple Ashton

- 7.4** No settlements in the Melksham Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

Appendix A: Proposals for revised settlement boundaries

**Melksham & Bowerhill
Proposals for Revised Settlement Boundaries**



SettlementBoundaryReview_PreSubmission
Existing settlement boundary

Melksham and Bowerhill village

A.1 The preceding map of Melksham and Bowerhill village illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology ⁽⁹⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed amendments to Melksham and Bowerhill village Settlement Boundary

Map Grid Reference ⁽¹⁰⁾	Proposed Amendments
H13, H14, H15, H16, G12, G13, G14, G15, G16, F16, F15, F14, E14, E15, E16, D16, D15	Amend boundary to include area of built employment development physically related to the settlement.
H11, I11, I12, I13, J13, J12, K12, K13	Amend boundary to include area of built residential and community facility development physically related to the settlement.
K14 (N)	Amend boundary to exclude area of land more closely related to the countryside.
J14, K14, K15	Amend boundary to exclude area more closely related to the open countryside.
D11, D10, D9	Amend boundary to follow defined physical features – curtilages of properties.
D9, D8, D7	Amend boundary to exclude amenity space at the edge settlements.
C7, C8	Amend boundary to include area more closely related to the built form of the settlement.
C6 (E)	Amend boundary to follow defined physical feature.
C6 (N)	Amend boundary to include built development physically related to the settlement.
B3	Amend boundary to exclude area more closely relating to the countryside.
C3, C4, C5, D4	Amend boundary to remove area of land more closely related to the countryside.
D3	Amend boundary to follow the settlement side of the road excluding the road.
E5	Amend boundary to follow but not include clearly defined physical features - the road.
F6	Amend boundary to exclude area of land more closely related to the countryside.

9 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*

10 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'

I3, J2, K2	Amend boundary to include area of built residential development physically related to the settlement.
J7 J8, J9, K6, K7, K8, K9, K10, I8, I9	Amend boundary to include area of built development physically related to the settlement.
I10, H10	Amend boundary to include built development physically related to the settlement.

**Atworth
Proposals for Revised Settlement Boundaries**

Page 542

- SettlementBoundaryReview_PreSubmission
- Existing settlement boundary

Atworth

A.2 The preceding map of Atworth illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹¹⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed amendments to Atworth Settlement Boundary

Map Grid Reference	Proposed Amendments
E6	Amend boundary to include the curtilage of a property that relates more closely to the built environment or has limited capacity to extend the built form of the settlement.
F7	Amend boundary to include the curtilage of a property that relates more closely to the built environment or has limited capacity to extend the built form of the settlement.
F6, F7, G6	Amend boundary to remove recreational space at the edge of the settlement.
G6	Amend boundary to include built development and curtilages physically related to the settlement.
L5, M5	Amend boundary to include built residential development that is physically related to the settlement.
H6	Amend boundary to follow curtilages of properties.

11 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

**Seend
Proposals for Revised Settlement Boundaries**

Page 544

Legend:

- SettlementBoundaryReview_PreSubmission
- Existing settlement boundary

Seend

A.3 The preceding map of Seend illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹²⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed amendments to Seend Settlement Boundary



Map Grid Reference ⁽¹³⁾	Proposed Amendments
G8 (W), F8	Amend boundary to include area more closely related to the built settlement.
G7	Amendment to boundary to follow but not include clearly defined physical feature – the road.
K6, J7, I7, H7, H8, I8	Amendment to boundary to follow but not include clearly defined physical feature – the road, and to include area of built residential and community facility development closely related to the built environment.
H6, I6, I7	Amend boundary to exclude recreational/ amenity space more closely related to the open countryside.

12 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

13 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'

**Semington
Proposals for Revised Settlement Boundaries**

Page 546

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

Semington

A.4 The preceding map of Semington illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.4* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁴⁾. The grid reference numbers are those used on the map overleaf.

Table A.4 Proposed amendments to Semington Settlement Boundary

Map Grid Reference	Proposed Amendments
F7, G7, G8	Amend boundary to include built residential development that is physically related to the settlement.
H6, H7	Amend boundary to exclude area more closely relating to the countryside than the built settlement.
H7, H8	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
H8	Amend boundary to include built residential development that is physically related to the settlement.
I8	Amend boundary to remove employment land at the edge of the large village.
I7	Amend boundary to include the curtilage of a property that relates more to the built environment and/ or has limited capacity to extend the built form of the settlement.
J7	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
K6	Amend boundary to include built residential development that is physically related to the settlement.
J6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J5	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I5	Amend boundary to include built residential development that is physically related to the settlement.
H5, I5	Amendment to boundary to follow but not include clearly defined physical feature – the road.

14 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

**Shaw & Whitley
Proposals for Revised Settlement Boundaries**

Page 548

- SettlementBoundaryReview_PreSubmission
- Existing settlement boundary

Shaw and Whitley



A.5 The preceding map of Shaw and Whitley illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.5* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁵⁾. The grid reference numbers are those used on the map overleaf.

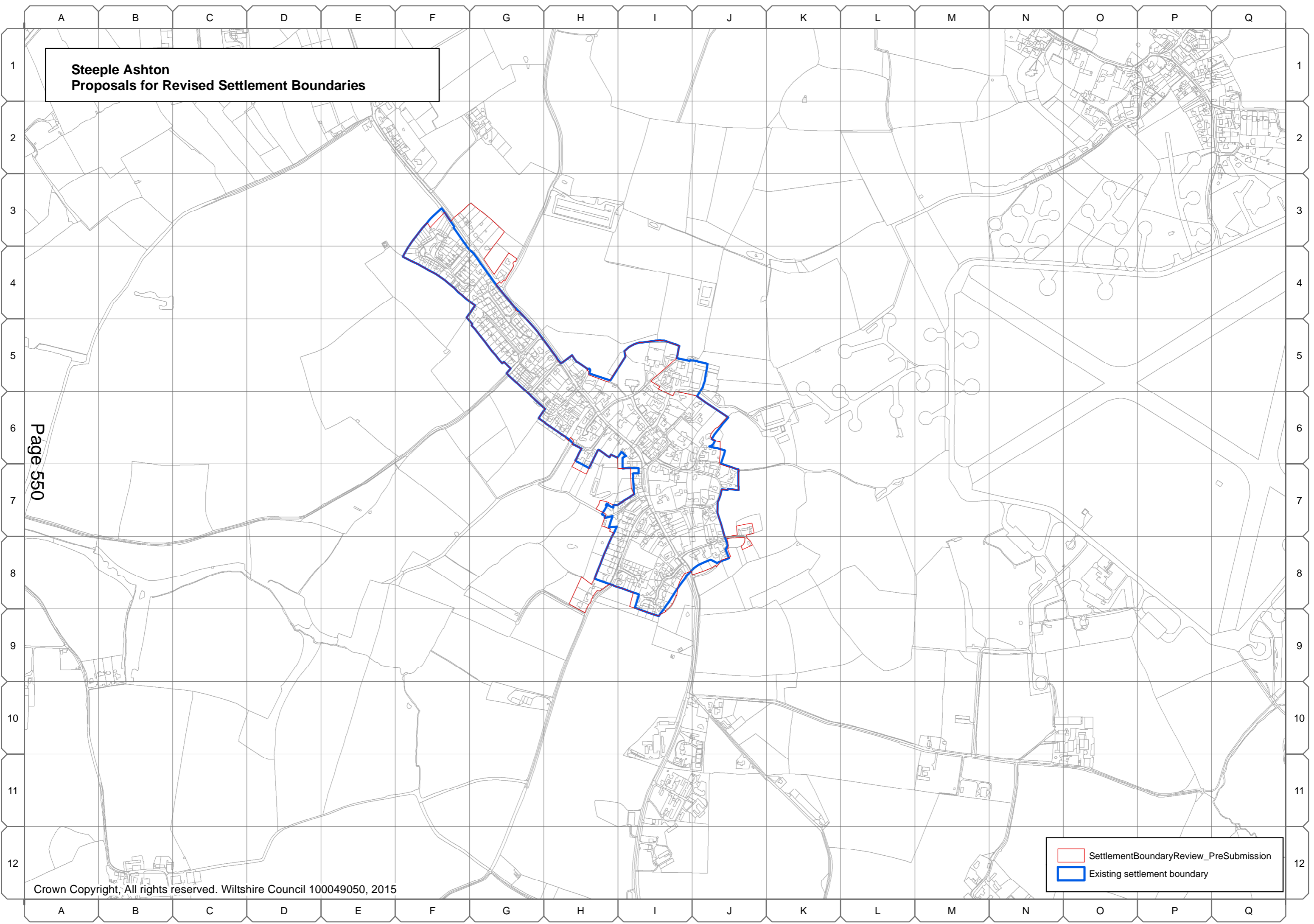
Table A.5 Proposed amendments to Shaw and Whitley Settlement Boundary

Map Grid Reference	Proposed Amendments
G8, H8, G9, H9, H10	Amend boundary to include residential development that is physically related to the settlement.
J8, J9, I9, K8, K7, J7	Amend boundary to include residential development, curtilages of properties and community facilities development that is physically related to the settlement.
I7, I8	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
E4, G4, H4, I4, E5, F5, G5, H5	Amend boundary to include residential development that is physically related to the settlement.
K5, K6, J6	Amend boundary to include residential development that is physically related to the settlement.
J6, J7	Amend boundary to include residential development that is physically related to the settlement.
I6, I7	Amend boundary to include residential development that is physically related to the settlement.

15 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

**Steeple Ashton
Proposals for Revised Settlement Boundaries**

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary



Steeple Ashton

A.6 The preceding map of Steeple Ashton illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.6* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁶⁾. The grid reference numbers are those used on the map overleaf.

Table A.6 Proposed amendments to Steeple Ashton Settlement Boundary

Map Grid Reference	Proposed Amendments
F3, G3, G4	Amend boundary to include residential development that is physically related to the settlement.
H6, H7, I6, I7	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
H7	Amend boundary to include residential development that is physically related to the settlement and to follow but not include clearly defined physical features - the road.
H8, H9	Amend boundary to include built residential development and the curtilage of a properties that relate more closely to the built form of the settlement.
J7, J8	Amend boundary to include built residential development and the curtilage of a properties that relate more closely to the built form of the settlement.
J6	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
J5, J6, I5	Amend boundary to exclude employment development on the edge of the large village.

Melksham Community Area Topic Paper - Cabinet version

Mere Community Area Topic Paper - Cabinet version

■	Main sections	
1	Introduction	3
2	Mere Community area	5
3	Settlement boundary review	7
4	Overview of the site selection process	8
5	Outcome of the site selection process for Mere	10
6	Outcome of the Mere Community Area Remainder site selection process	11
7	Conclusions	12
■	Appendices	
A	Proposals for revised settlement boundaries	13

1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Mere Community Area.

Settlement boundary review

- 1.2** The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan⁽¹⁾.
- 1.3** Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the Plan period in accordance with national policy and to compliment neighbourhood planning.

Topic paper structure

- 1.5** *Table 1.1* shows the layout of the Mere Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.
- 1.6** The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.
- Topic Paper 1: Settlement Boundary Review Methodology
 - Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Mere Community Area Topic Paper

#	Section	Appendices
2	Community area	Planning policy context for the Mere Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Mere	Summary of the site selection process for Mere (Stage 1). It outlines the methodology and identifies whether housing site allocations at Mere should be included in the Plan.	
6	Outcome of the Mere Community Area Remainder site selection process	Summary of the Mere Community Area Remainder site selection process (Stage 1). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan.	
7	Conclusions	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

2. Mere Community area

Context

2.1 The WCS provides the context for the Plan in relation to the Mere Community Area. Core Policies 1 (Settlement Strategy) and 17 (Mere Area Strategy) set out:

- the settlement hierarchy for sustainable development in the Mere Community Area, and
- associated indicative housing requirements.

2.2 Core Policy 17 sets out that approximately 285 new homes will be provided, of which about 235 should occur at Mere and approximately 50 homes will be provided in the rest of the community area. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Mere Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

2.3 The settlements listed in *Table 2.1* below fall within the Mere Community Area.

Table 2.1 Settlement Strategy in the Mere Community Area

Local Service Centre	Mere
Small Villages	East Knoyle, Kilmington, Semley / Semley Station, Stourton and Zeals

Issues and considerations

2.4 Core Policy 17 and the supporting text (paragraph 5.90) of the WCS identify specific issues to be addressed in planning for the Mere Community Area, including:

- future growth needs to be balanced with a good mix of housing and employment, as there is a risk Mere will become a 'dormitory' type settlement.
- there is a need to address the shortage of affordable houses in the area by planning for some housing growth
- the area has a high quality natural and built environment and any future growth will be carefully managed in accordance with Core Strategy policies to ensure these assets are protected
- all developments within the community area will need to conserve the designated landscape of the Cranborne Chase and West Wiltshire Downs AONB and its setting, and where possible enhance its locally distinctive characteristics.

2.5 The Wiltshire Infrastructure Delivery Plan ('the IDP')⁽²⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- extension of existing primary school in town to provide additional places

2 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Mere Community Area.*

- extension of Gillingham secondary school to provide additional places for pupils from Mere
- provision of additional nursery school places
- support development of local primary care health facilities, as most practices at capacity

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 The housing requirements for the Mere Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for the Mere Community Area at April 2017 ⁽³⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Mere	235	126	139	0
Mere CA Remainder	50	37	5	8
Mere total	285	163	144	8

Neighbourhood planning

2.8 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

2.9 Mere Community Area has no neighbourhood plans in preparation. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁴⁾.

³ Wiltshire Council (June 2017). Topic Paper 3 Housing Land Supply

⁴ Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

3. Settlement boundary review

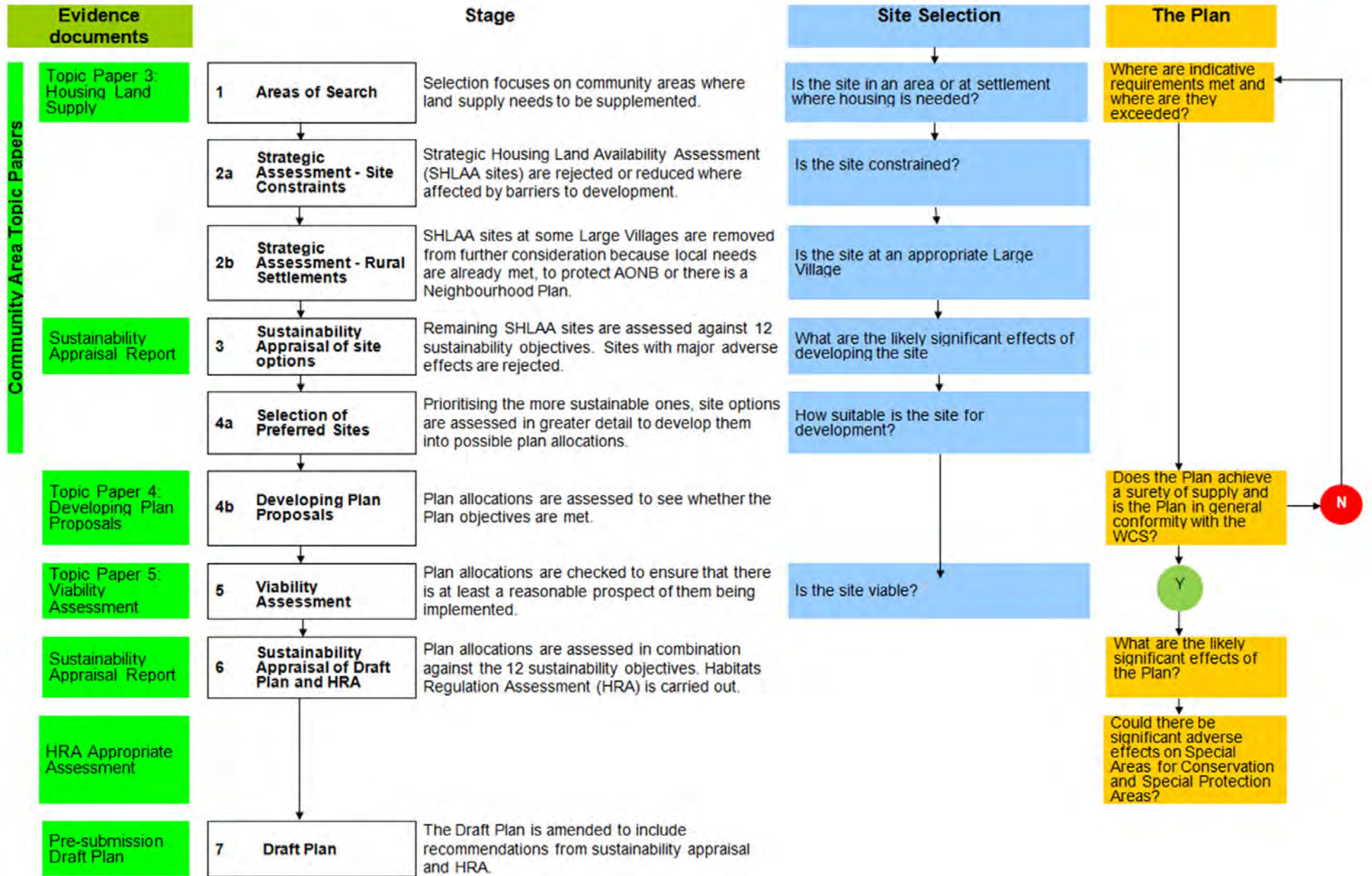
- 3.1 The Plan also proposes amendments to the settlement boundary, as defined in the WCS, of the following settlement within the Mere Community Area:
- Mere
- 3.2 **Appendix A** contains maps showing the proposed amendments to this settlement boundary and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁵⁾.
- 3.3 No settlements in the Mere Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

5 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology⁽⁶⁾.*

6 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*



5. Outcome of the site selection process for Mere

Overview

- 5.1 This section summarises the outcome of the site selection process for the Local Service Centre of Mere. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁷⁾.
- 5.2 The decisions taken after each stage of the process for Mere, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3 The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Mere. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4 *Table 2.2* demonstrates that the indicative residual requirement for Mere to be delivered during the Plan period has been met.
- 5.5 Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation at Mere and the site selection process ends after Stage 1.

7 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*

6. Outcome of the Mere Community Area Remainder site selection process

Overview

- 6.1** This section summarises the outcome of the site selection process for the Mere Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁸⁾.
- 6.2** The decisions taken after each stage of the process for the Mere Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Mere Community Area. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4** *Table 2.2* demonstrates that there is an indicative residual requirement of 8 dwellings for the Mere Community Area Remainder to be delivered during the Plan period. However, the Community Area Remainder comprises five Small Villages, which are not subject to site allocations in the Plan in accordance with *Topic Paper 2: Site Selection Process Methodology*⁽⁹⁾ In addition, the outstanding requirement is very low and is likely to be delivered through windfall development, so does not warrant further consideration.
- 6.5** Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Mere Community Area Remainder and the site selection process ends after Stage 1.

8 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*

9 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*

7. Conclusions

Mere town

- 7.1 The indicative residual requirement for the Local Service Centre of Mere to be delivered during the Plan period has been met. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation at Mere and the site selection process ends after Stage 1.

Mere Community Area Remainder

- 7.2 There is an indicative residual requirement of 8 dwellings for the Mere Community Area Remainder to be delivered during the Plan period. However, the Community Area Remainder comprises five Small Villages, which are not subject to site allocations in the Plan in accordance with Topic Paper 2: Site Selection Process Methodology Paper⁽¹⁰⁾ In addition, the outstanding requirement is very low and is likely to be delivered through windfall development so does not warrant further consideration. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within Mere Community Area Remainder and the site selection process ends after Stage 1.

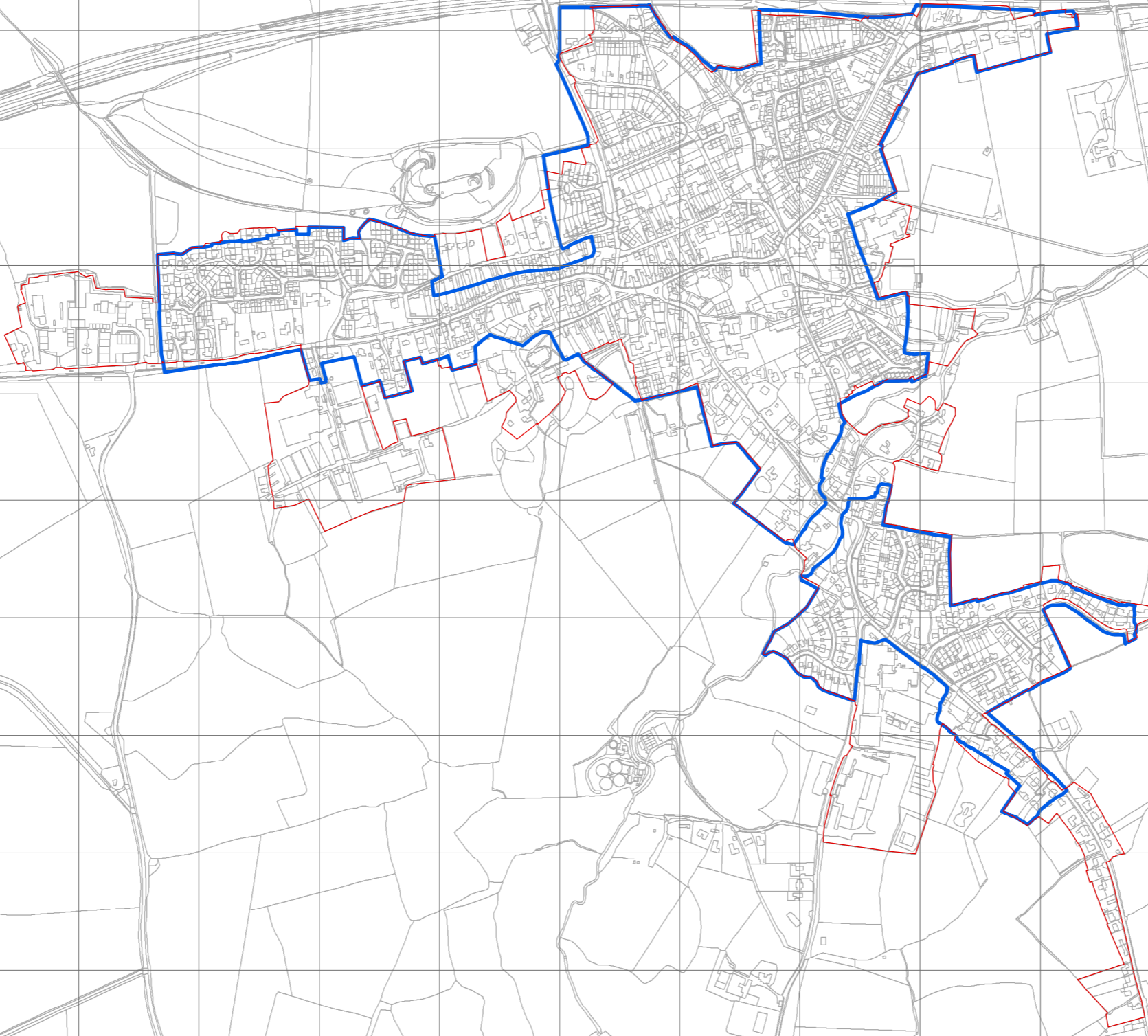
Settlement Boundary Review

- 7.3 The Plan has reviewed the settlement boundary of the following settlement within the Mere Community Area:
- Mere
- 7.4 No settlements in the Mere Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.



10 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*

Appendix A: Proposals for revised settlement boundaries

**Mere
Proposals for Revised Settlement Boundaries**



Page 566

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

Mere

A.1 The preceding map of Mere illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹¹⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed amendments to Mere Settlement Boundary

Map Grid Reference	Proposed Amendments
D6, E6	Amend boundary to include employment development that is physically related to the settlement.
E6, F6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
F5	Amend boundary to include residential development that is physically related to the settlement.
F7, F8, G7, G8, H7	Amend boundary to include employment development that is physically related to the settlement.
H5, H6	Amend boundary to include built residential development and curtilages of properties that are physically related to the built form of the settlement.
H6, H7, I6, I7	Amend boundary to include residential and community facilities (i.e. church) development that is physically related to the settlement and the curtilage of the property that relates more to the built environment (e.g. a garden) and has limited capacity to extend the built form of the settlement.
K9, K10, L9, L10	Amend boundary to include employment development that is physically related to the settlement.
L10, M10	Amend boundary to include the curtilage of the property that relates more to the built environment (e.g. a garden) and has limited capacity to extend the built form of the settlement.
M10, M11, M12	Amend boundary to include built residential development and curtilages of properties physically related to the built form of the settlement.
L9, L10, M10	Amendment to boundary to follow but not include clearly defined physical feature – the road.
K7, K8, L7	Amend boundary to include residential development and curtilages of the properties that are physically related to the built form of the settlement.
M8, M9	Amend boundary to follow the settlement side of the road and to include curtilage of property physically related to the built settlement.
K6, L6	Amend boundary to include residential development and curtilages of the properties that are physically related to the built form of the settlement.

11 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology Paper*.

K5, K6	Amend boundary to include community facilities development (i.e. school) that is physically related to the settlement.
I3, I4	Amend boundary to remove recreational / amenity space at the edge of the settlement.
I4	Amendment to boundary to follow but not include clearly defined physical feature – the road.

Mere Community Area Topic Paper - Cabinet version

Pewsey Community Area Topic Paper - Cabinet version

■	Main sections	
1	Introduction	3
2	Pewsey Community area	5
3	Settlement boundary review	8
4	Overview of the Site Selection Process	9
5	Outcome of the site selection process for the Pewsey Community Area	11
6	Conclusions	12
■	Appendices	
A	Proposals for revised settlement boundaries	13

1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Pewsey Community Area.

Settlement boundary review

1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing this Plan⁽¹⁾.

1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to ensure a sufficient choice and supply of suitable sites throughout the Plan period in accordance with national policy and to compliment neighbourhood planning.

Topic paper structure

1.5 *Table 1.1* shows the layout of the Pewsey Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Pewsey Community Area Topic Paper

#	Section	Appendices
2	Community area	Planning policy context for the Pewsey Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for the Pewsey Community Area	Summary of the site selection process for the Local Service Centre of Pewsey (Stage 1). It outlines the methodology and identifies whether housing site allocations for Pewsey should be included in the Plan.	
6	Conclusions	Summary of the process, listing any sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

2. Pewsey Community area

Context

2.1 The WCS provides the context for the Plan in relation to the Pewsey Community Area. Core Policies 1 (Settlement Strategy) and 18 (Pewsey Area Strategy) set out:

- the settlement hierarchy for sustainable development in the Pewsey Community Area, and
- associated indicative housing requirements.

2.2 Core Policy 18 requires approximately 600 homes to be provided in Pewsey Community Area over the Plan period 2006 to 2026. In alignment with the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Pewsey Area Strategy, growth would be focused at the Local Service Centre of Pewsey and the Large Villages according to local need. This 'indicative requirement' indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

2.3 The settlements listed in *Table 2.1* below fall within the Pewsey Community Area.

Table 2.1 Settlement Strategy in the Pewsey Community Area

Local Service Centre	Pewsey
Large Villages	Burbage, Great Bedwyn, Shalbourne and Upavon
Small Villages	Alton Priors / Alton Barnes, Charlton St Peter, Chirton, East Grafton, Easton Royal, Ham, Hilcott, Little Bedwyn, Manningford Bruce, Marden, Milton Lilbourne, Oare, Rushall, Stanton St Bernard, Wilcot, Woodborough and Wootton Rivers

Issues and considerations

2.4 Core Policy 18 and the supporting text (paragraph 5.95) of the WCS identifies specific issues to be addressed in planning for the Pewsey Community Area, including:

- The level of housing and employment growth in Pewsey will be appropriate to its role; in particular, it lacks the critical mass in terms of population and existing employment to accommodate significant amounts of housing or employment.
- All development within the Pewsey Community Area will need to conserve the designated landscape of the North Wessex Downs Area of Outstanding Natural Beauty and its setting (Core Policy 51), and where possible enhance its locally distinctive characteristics
- Development associated with the Kennet and Avon Canal will need to protect and enhance its wildlife value, landscape setting and recreational use

- Development in the vicinity of the River Avon (Hampshire) or Salisbury Plain Special Areas of Conservation ('SPA') must incorporate appropriate measures to ensure that it will not adversely affect the integrity of those Natura 2000 sites
- Development with the potential to increase recreational pressure upon the Salisbury Plain Special Protection Area will not be permitted unless proportionate contributions are made towards the maintenance of the Stone Curlew Management Strategy⁽²⁾ designed to avoid adverse effects upon the integrity of the stone curlew population as a designated feature of the SPA

2.5 The Wiltshire Infrastructure Delivery Plan ('IDP')⁽³⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- extension of existing primary schools to provide additional places
- extension of secondary school to provide additional places
- provision of additional nursery school places
- support development of local primary care health facilities, as most practices at capacity

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 The housing requirements for the Pewsey Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for the Pewsey Community Area at April, 2017⁽⁴⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Pewsey	600	426	179	0

Neighbourhood planning

2.8 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

2.9 Pewsey Community Area has one made neighbourhood plan and five in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by these plans. If a neighbourhood plan is sufficiently advanced, having at least submitted a draft Plan to the Council for a Regulation 16 Consultation, then this includes information on whether it is

2 Wiltshire Council (2015). Salisbury Plain SPA - HRA and Mitigation Strategy. Available at:

<http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment/writingecologicalsurveysplanning.htm>

3 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Pewsey Community Area.*

4 Wiltshire Council (June 2017). Topic Paper 3 Housing Land Supply.

allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁵⁾.

Table 2.3 Status of neighbourhood plans in the Pewsey Community Area at April, 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Pewsey	Plan made (Oct 2015) ⁽⁶⁾	Yes, 86 dwellings	Yes
Burbage	Area Designation (Jul 2014)	Unknown at this stage	Unknown at this stage
Chirton and Conock	Area Designation (Dec 2016)	Unknown at this stage	Unknown at this stage
Great Bedwyn	Area Designation (Dec 2016)	Unknown at this stage	Unknown at this stage
Woodborough	Area Designation (Mar 2016)	Unknown at this stage	Unknown at this stage
Wootton Rivers	Regulation 16 Consultation (Jan 2017)	No	No

5 Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

6 <http://www.pewsey-pc.gov.uk/documents/neighbourhood-development-plan/>

3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundary, as defined in the WCS, of the following settlements within the Pewsey Community Area:

- Burbage
- Great Bedwyn
- Shalbourne, and
- Upavon

3.2 **Appendix A** contains maps showing the proposed amendments to this settlement boundary and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁷⁾.

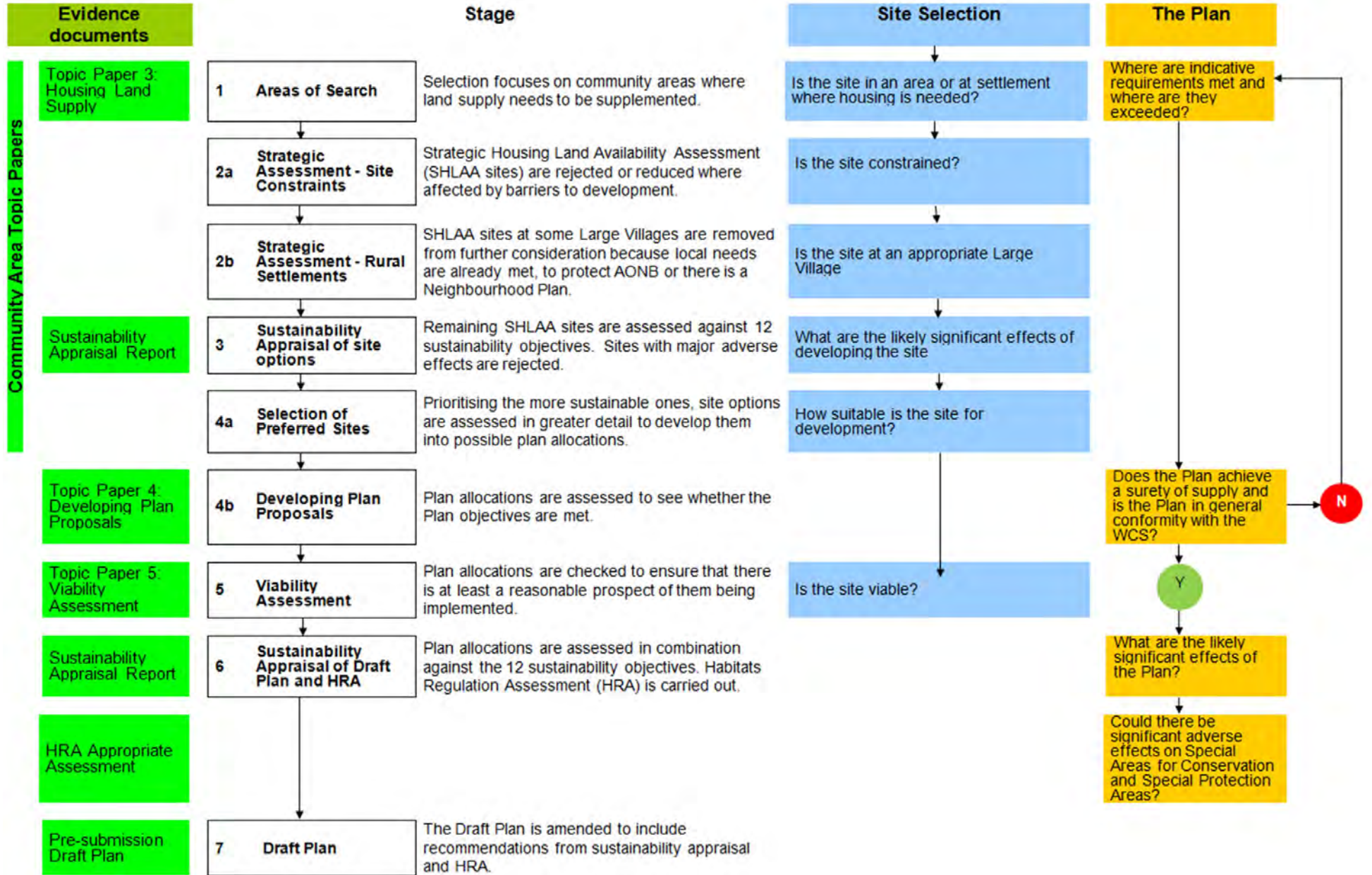
3.3 Pewsey is a made neighbourhood plan that has reviewed its settlement boundary. Therefore, the settlement boundary review excludes this settlement from further consideration.

7 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the Site Selection Process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology⁽⁸⁾.*

8 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.



5. Outcome of the site selection process for the Pewsey Community Area

Overview

- 5.1** Housing requirements are expressed only for the Pewsey Community Area as a whole in Core Policy 18 (Pewsey Area Strategy) of the WCS and do not distinguish between the Local Service Centre of Pewsey and the remainder of the Community Area. Therefore, this section summarises the outcome of the site selection process for the Pewsey Community Area. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁹⁾.
- 5.2** The decisions taken after each stage of the process for Pewsey Community Area, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for the Pewsey Community Area. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4** *Table 2.2* above demonstrates that the indicative residual requirement for Pewsey Community Area to be delivered during the Plan period has been met. Moreover, Pewsey has a recently made neighbourhood plan that allocated land for housing growth at the settlement.
- 5.5** Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within Pewsey Community Area and the site selection process ends after Stage 1.

9 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

6. Conclusions

Pewsey Community Area

- 6.1** The indicative residual requirement for Pewsey Community Area to be delivered during the Plan period has been met. Therefore, this Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within Pewsey Community Area and the site selection process ends after Stage 1.

Settlement Boundary Review

- 6.2** The Plan has reviewed the settlement boundaries of the following settlements within the Pewsey Community Area:
- Burbage
 - Great Bedwyn
 - Shalbourne, and
 - Upavon
- 6.3** Pewsey has a recently made neighbourhood plan that has reviewed its settlement boundary. Therefore, the settlement boundary review excludes this settlement from further consideration.

Appendix A: Proposals for revised settlement boundaries



A B C D E F G H I J K L M N O P Q

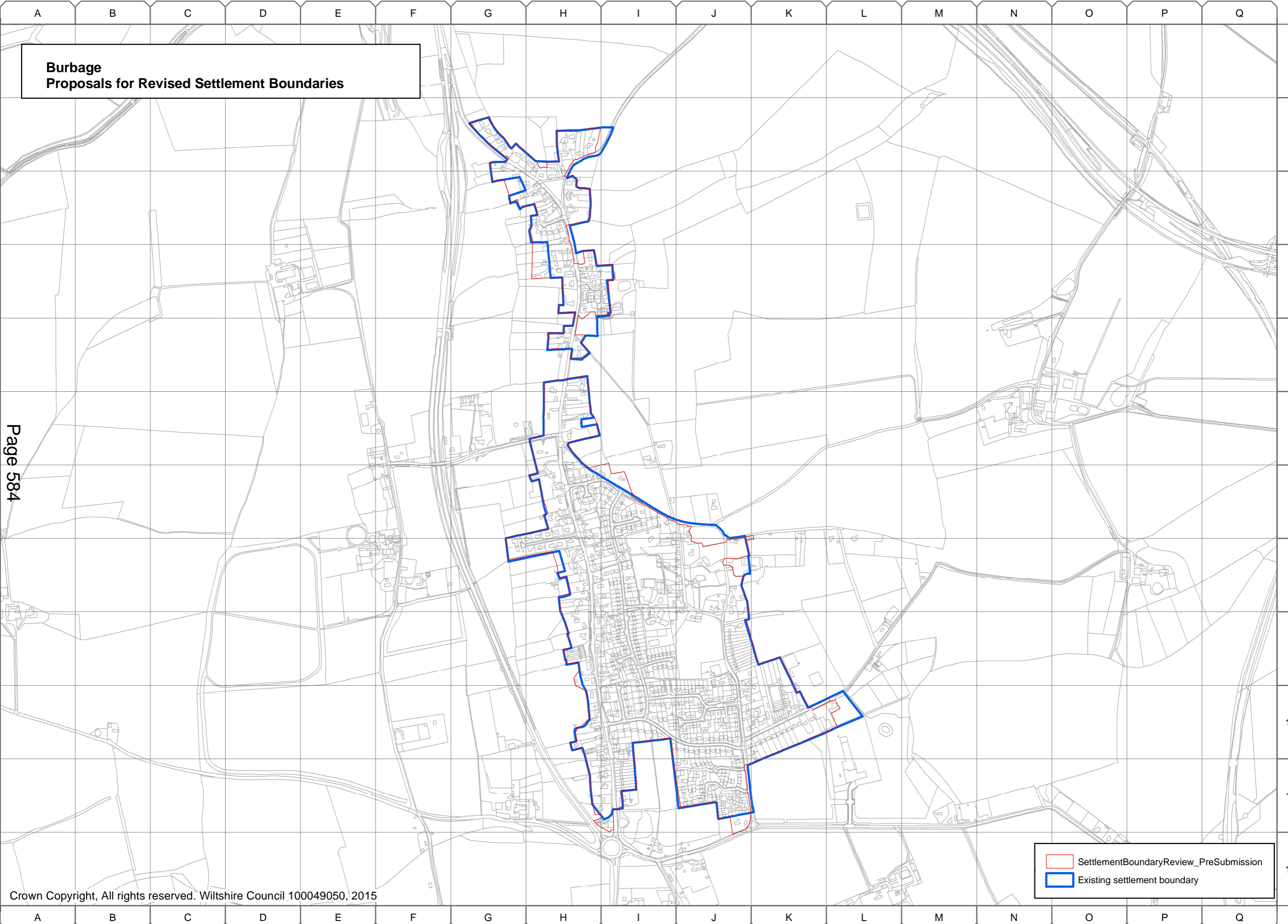
1
2
3
4
5
6
7
8
9
10
11
12

**Burbage
Proposals for Revised Settlement Boundaries**

1
2
3
4
5
6
7
8
9
10
11
12

Page 584

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary



Burbage

A.1 The preceding map of Burbage illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁰⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed amendments to Burbage Settlement Boundary

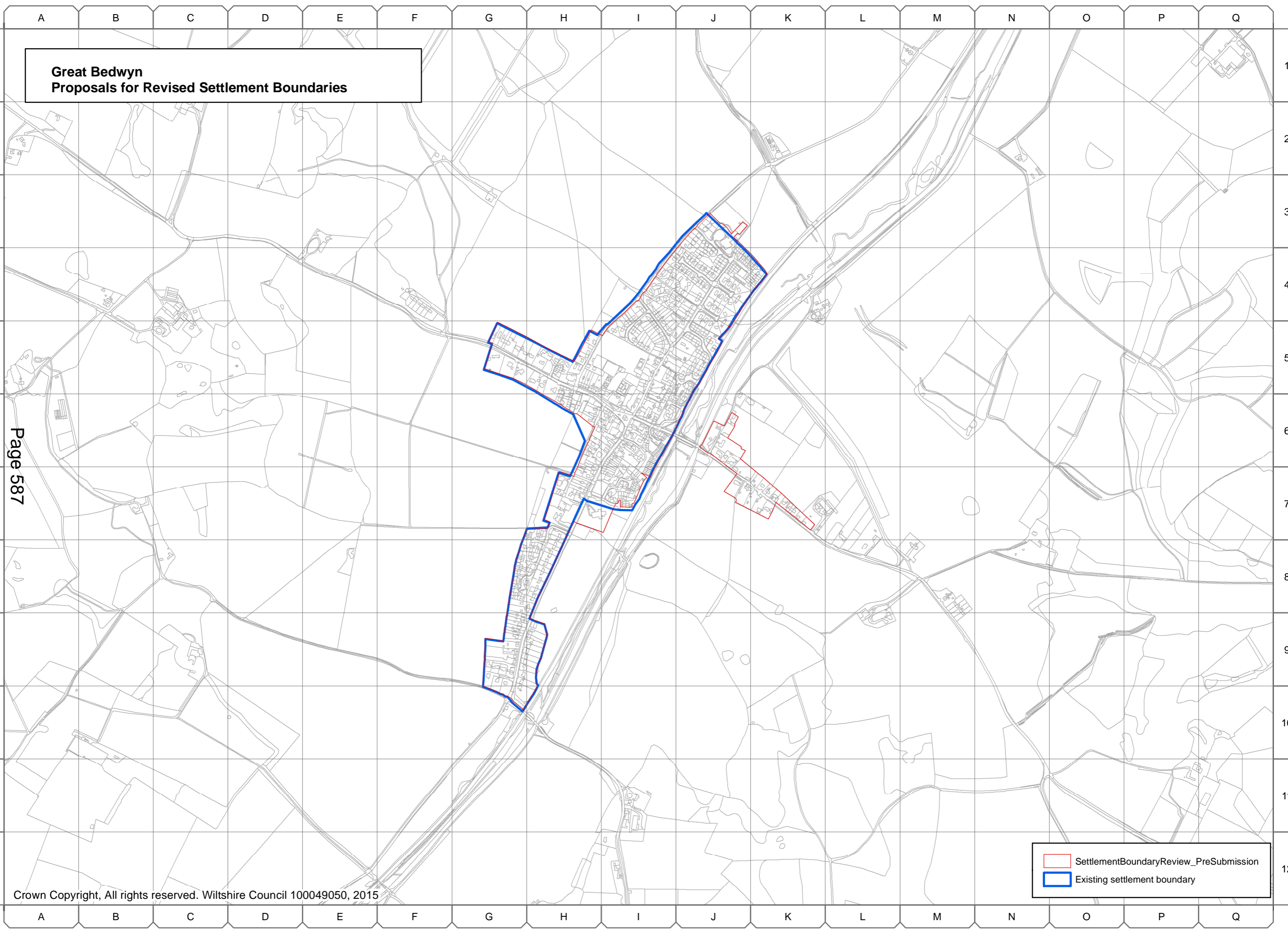
Map Grid Reference ⁽¹¹⁾	Proposed Amendments
H6	Amend boundary to include curtilage of property with limited capacity to extend the built form of the settlement.
I7 (N), H7	Amend boundary to include development that is physically related to the settlement.
I7, J7, J8	Amendment to boundary to follow but not include clearly defined physical feature – the road and to exclude area of land closely related to countryside that has the capacity to extend the built form of the settlement.
K8, J8	Amend boundary to exclude employment development to at the edge of the large village.
L10	Amend boundary to remove recreational space at the edge of the settlement that is more closely related to the countryside.
J11	Amendment to boundary to follow but not include clearly defined physical feature – the road, and to include development physically related to the settlement.
I11, H11	Amend boundary to include development physically related to the settlement and to follow clearly defined features.
H9	Amend boundary to include development that is physically related to the settlement.
H8	Amend boundary to follow clearly defined physical features.
G3	Amend boundary to include built development and curtilages of properties that are physically related to the built form of the settlement.
H2 (SW)	Exclude area that primarily relates to the countryside and to follow a defined physical feature.
H2 (E)	Exclude curtilage of property that has the capacity to extend the built form of the settlement.
H2 (SE)	Amendment to boundary to follow but not include clearly defined physical feature – the road.



10 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

11 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

H3, H4	Amendment to boundary to follow clearly defined physical features, excluding part of field closely related to the countryside
H5	Amend boundary to exclude area more closely related to the countryside and to follow defined physical features.

**Great Bedwyn
Proposals for Revised Settlement Boundaries**



	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

Great Bedwyn

A.2 The preceding map of Great Bedwyn illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹²⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed amendments to Great Bedwyn Settlement Boundary

Map Grid Reference	Proposed Amendments
H6	Exclude area of land that more closely relates to the countryside.
I5, I4, J3	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J3	Extension to boundary to include area of built residential and community facilities development more closely related to the settlement.
H7, I7	Extension to boundary to include built community facility development that is physically related to the settlement.
J6, J7, K7	Amend boundary to include area of built residential development related to the settlement.

12 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

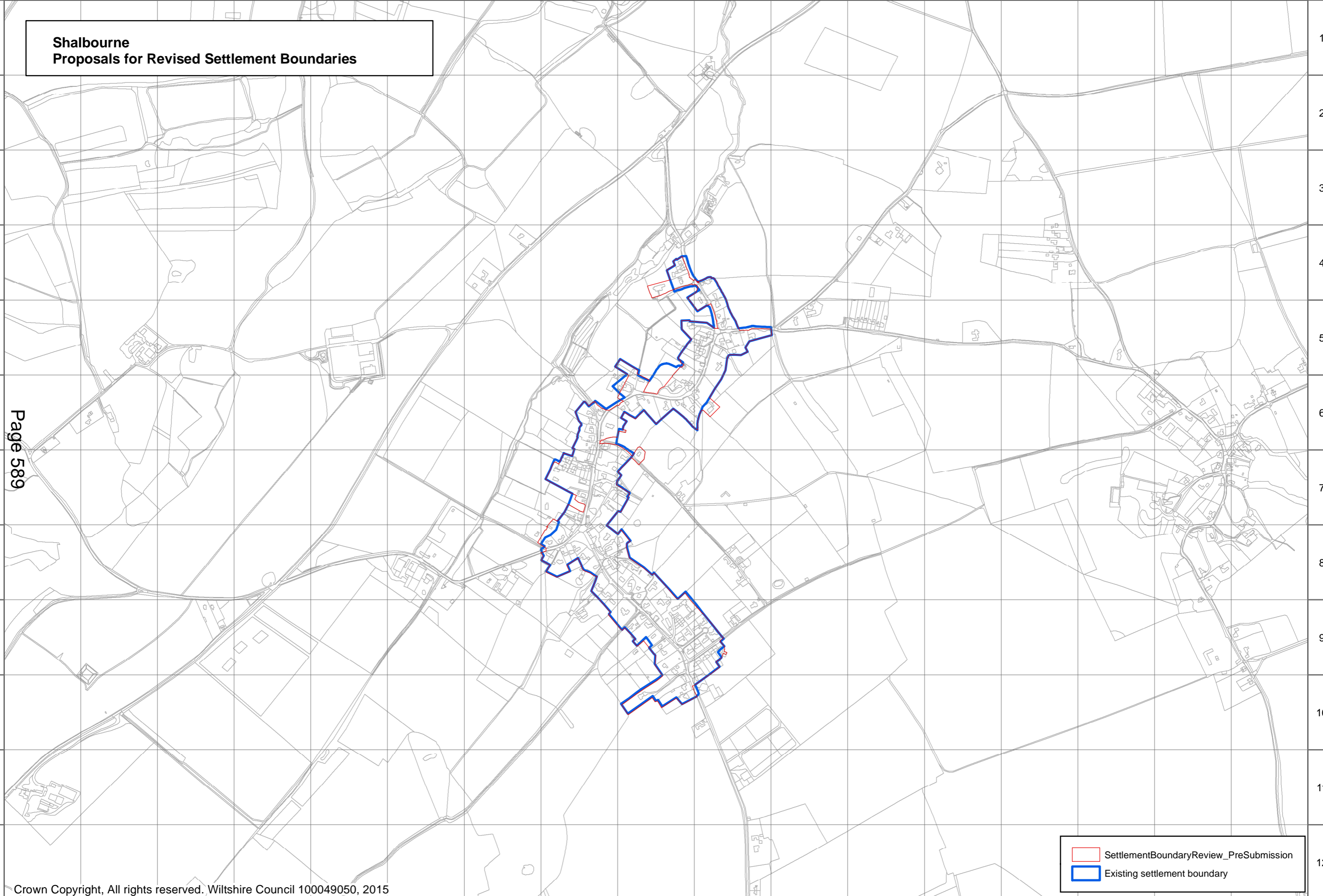
A B C D E F G H I J K L M N O P Q



1
2
3
4
5
6
7
8
9
10
11
12

**Shalbourne
Proposals for Revised Settlement Boundaries**

1
2
3
4
5
6
7
8
9
10
11
12

Page 589



	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Shalbourne

A.3 The preceding map of Shalbourne illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹³⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed amendments to Shalbourne Settlement Boundary

Map Grid Reference ⁽¹⁴⁾	Proposed Amendments
I9	Amend boundary to include curtilage of property that does not have the capacity to extend the built form of the settlement.
H7, H8	Amend boundary to include curtilages of properties that do not have the capacity to substantially extend the built form of the settlement.
H7 (C)	Amend boundary to exclude area of land more closely related to the countryside.
H7 (N)	Amend boundary to exclude area of land more closely related to the countryside.
I6 (NW)	Amend boundary to follow defined physical feature.
I6 (N)	Amend boundary to exclude area more closely related to the countryside and to exclude curtilage that has the capacity to substantially extend the built form of the settlement.
J5 (NW)	Amend boundary to follow the settlement side of the road excluding the road.
I4 (S)	Amend boundary to include built community facility development physically related to the settlement.
I4 (E)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J5 (E)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J6	Amend boundary to include built residential development physically related to the settlement.
I6 (SW)	Amend boundary to include area of built development physically related to the settlement.
I6 (S), H6	Amend boundary to exclude area of land more closely related to the countryside.
I7	Amend boundary to include area of built residential development physically related to the settlement.

13 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

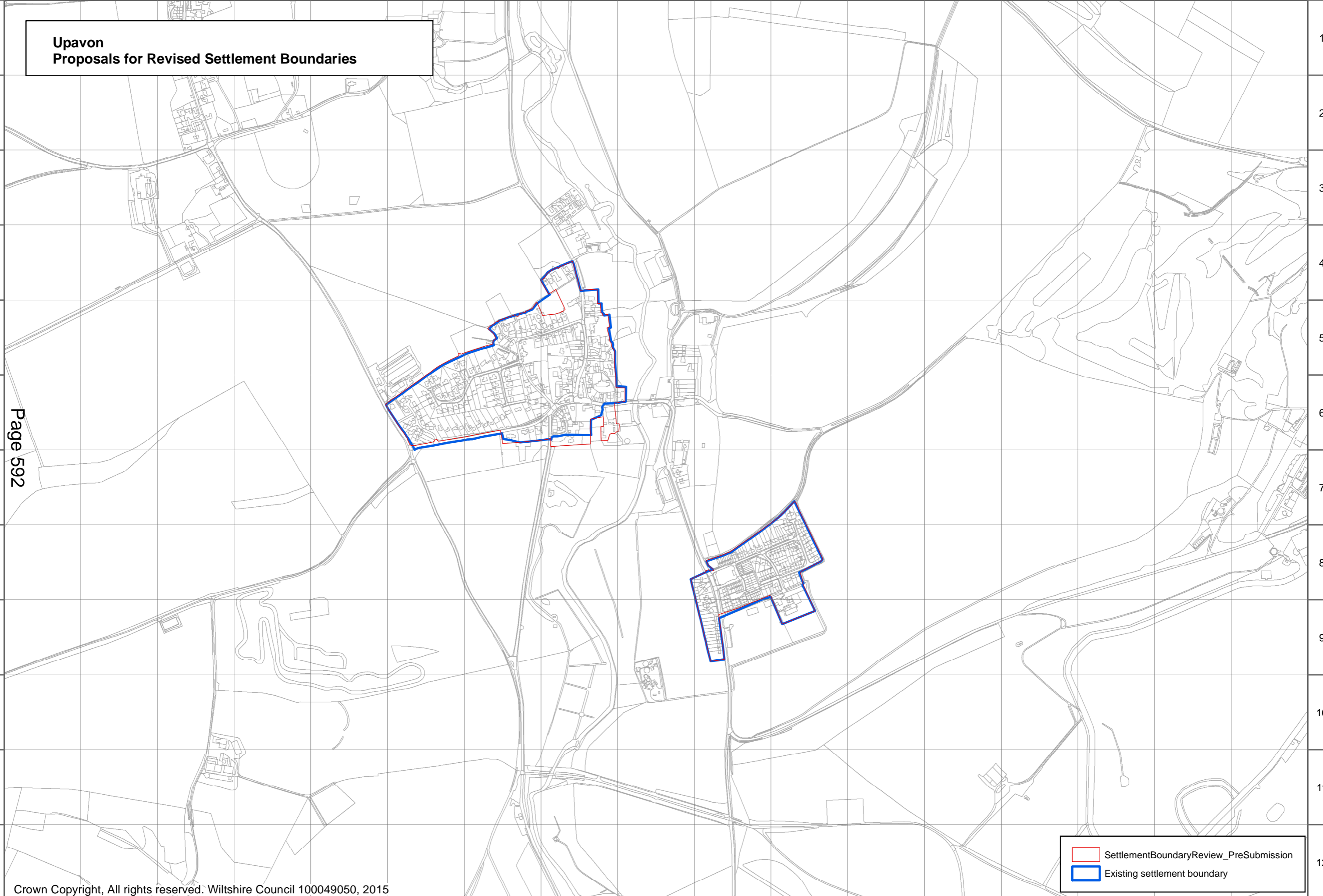
14 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

J9	Amend boundary to include built community facility development physically related to the settlement.
J10	Amendment to boundary to follow but not include clearly defined physical feature – the road.

A B C D E F G H I J K L M N O P Q

1
2
3
4
5
6
7
8
9
10
11
12

**Upavon
Proposals for Revised Settlement Boundaries**



Page 592

SettlementBoundaryReview_PreSubmission
Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Upavon

A.4 The preceding map of Upavon illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.4* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁵⁾. The grid reference numbers are those used on the map overleaf.

Table A.4 Proposed amendments to Upavon Settlement Boundary

Map Grid Reference	Proposed Amendments
G6	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
H6, I6	Amend boundary to include built residential development that is physically related to the settlement.
H4, H5	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.

15 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

Pewsey Community Area Topic Paper - Cabinet version

Royal Wootton Bassett and Cricklade Community Area Topic Paper - Cabinet version

■	Main sections	
1	Introduction	3
2	Royal Wootton Bassett & Cricklade Community area	5
3	Settlement boundary review	8
4	Overview of the site selection process	9
5	Outcome of the site selection process for Royal Wootton Bassett	11
6	Outcome of the Royal Wootton Bassett and Cricklade Community Area Remainder site selection process	12
7	Conclusions	13
■	Appendices	
A	Proposals for revised settlement boundaries	14

1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Royal Wootton Bassett and Cricklade Community Area.

Settlement boundary review

1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan⁽¹⁾.

1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the plan period in accordance with national policy and to compliment neighbourhood planning.

Topic paper structure

1.5 *Table 1.1* shows the layout of the Royal Wootton Bassett and Cricklade Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Royal Wootton Bassett and Cricklade Community Area Topic Paper

#	Section	Appendices
2	Community area	Planning policy context for the Royal Wootton Bassett and Cricklade Community Area Topic Paper, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Royal Wootton Bassett	Summary of the site selection process for Royal Wootton Bassett (Stage 1). It outlines the methodology and identifies whether housing site allocations for the town should be included in the Plan.	
6	Outcome of the Royal Wootton Bassett and Cricklade Community Area Remainder site selection process	Where required a summary of the Royal Wootton Bassett and Cricklade Community Area Remainder site selection process (Stage 1). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan.	
7	Conclusions	Summary of the process, listing any sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

2. Royal Wootton Bassett & Cricklade Community area

Context

2.1 The WCS provides the context for the Plan in relation to the Royal Wootton Bassett and Cricklade Community Area. Core Policies 1 (Settlement Strategy) and 19 (Royal Wootton Bassett and Cricklade Area Strategy) set out:

- the settlement hierarchy for sustainable development in the Royal Wootton Bassett and Cricklade Community Area, and
- associated indicative housing requirements.

2.2 Core Policy 19 requires approximately 1,455 new homes to be provided in the Royal Wootton Bassett and Cricklade Community Area, of which about 1,070 should occur at the Market Town of Royal Wootton Bassett and approximately 385 homes will be provided in the rest of the Community Area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Royal Wootton Bassett and Cricklade Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

2.3 The settlements listed in *Table 2.1* below fall within the Royal Wootton Bassett and Cricklade Community Area.

Table 2.1 Settlement Strategy in the Royal Wootton Bassett and Cricklade Community Area

Market town	Royal Wootton Bassett
Local Service Centres	Cricklade
Large Villages	Lyneham and Purton
Small Villages	Bradenstoke, Broad Town, Hook, Latton, Lydiard Millicent and Purton Stoke

Issues and considerations

2.4 Core Policy 19 and the supporting text (paragraph 5.102) of the WCS identify specific issues to be addressed in planning for the Royal Wootton Bassett and Cricklade Community Area, including:

- non-strategic growth should be brought forward in accordance with Core Policies 1 and 2 and phased throughout the plan period to deliver homes in a balanced manner that will enable infrastructure issues to be addressed
- the long established policy of protecting the distinct character and identity of the villages and settlements remains a priority for local communities. This applies particularly to the parts of the Community Area which adjoin the administrative area of Swindon Borough Council where there may be unplanned development pressure. The open countryside should be maintained to protect the character and identity of the area in accordance with Core Policy 51.

- there are a number of environmental constraints around Royal Wootton Bassett, including areas prone to flooding and a SSSI to the south which will need to be considered and appropriately protected before selecting any sites for future housing growth.
- all relevant development within the Community Area will need to conserve the designated landscape of the North Wessex Downs AONB and its setting, and where possible enhance its locally distinctive characteristics

2.5 The Wiltshire Infrastructure Delivery Plan ('the IDP')⁽²⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- provision of a new primary school in the town and extension of existing village primary schools to provide additional places
- extension of secondary schools to provide additional places
- provision of additional nursery school places
- support development of local primary care health facilities, as most practices are at capacity

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 The housing requirements for the Royal Wootton Bassett and Cricklade Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for the Royal Wootton Bassett and Cricklade Community Area at April 2017⁽³⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Royal Wootton Bassett	1,070	997	158	0
Royal Wootton Bassett and Cricklade CA Remainder	385	315	150	0
Community Area Total ⁽⁴⁾	1,455	1,312	309	0

Neighbourhood planning

2.8 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

² Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Royal Wootton Bassett and Cricklade Community Area.*

³ Wiltshire Council (June 2017). Topic Paper 3 Housing Land Supply.

⁴ Royal Wootton Bassett & Cricklade CA remainder and Royal Wootton Bassett & Cricklade CA exclude any development at the West of Swindon.

2.9 Royal Wootton Bassett and Cricklade Community Area has seven neighbourhood plans in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by these plans. If a neighbourhood plan is sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this includes information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁵⁾.

Table 2.3 Status of neighbourhood plans in the Royal Wootton Bassett and Cricklade Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Royal Wootton Bassett	Regulation 16 Consultation (Apr 2017)	The draft NP allocates a site for 110 dwellings.	No
North East Wiltshire Villages (Broad Town, Tockenham and Clyffe Pypard)	Area Designation (as modified Mar 2017)	Unknown at this stage	Unknown at this stage
Cricklade	Area Designation (Feb 2013)	Unknown at this stage	Unknown at this stage
Lydiard Millicent	Area Designation (Mar 2017)	Unknown at this stage	Unknown at this stage
Lydiard Tregoz	Area Designation (Mar 2017)	Unknown at this stage	Unknown at this stage
Lyneham and Bradenstoke	Area Designation (Dec 2016)	Unknown at this stage	Unknown at this stage
Purton	Area Designation (Dec 2016)	Unknown at this stage	Unknown at this stage

5 Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Royal Wootton Bassett and Cricklade Community Area:

- Royal Wootton Bassett
- Cricklade
- Lyneham, and
- Purton

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁶⁾.

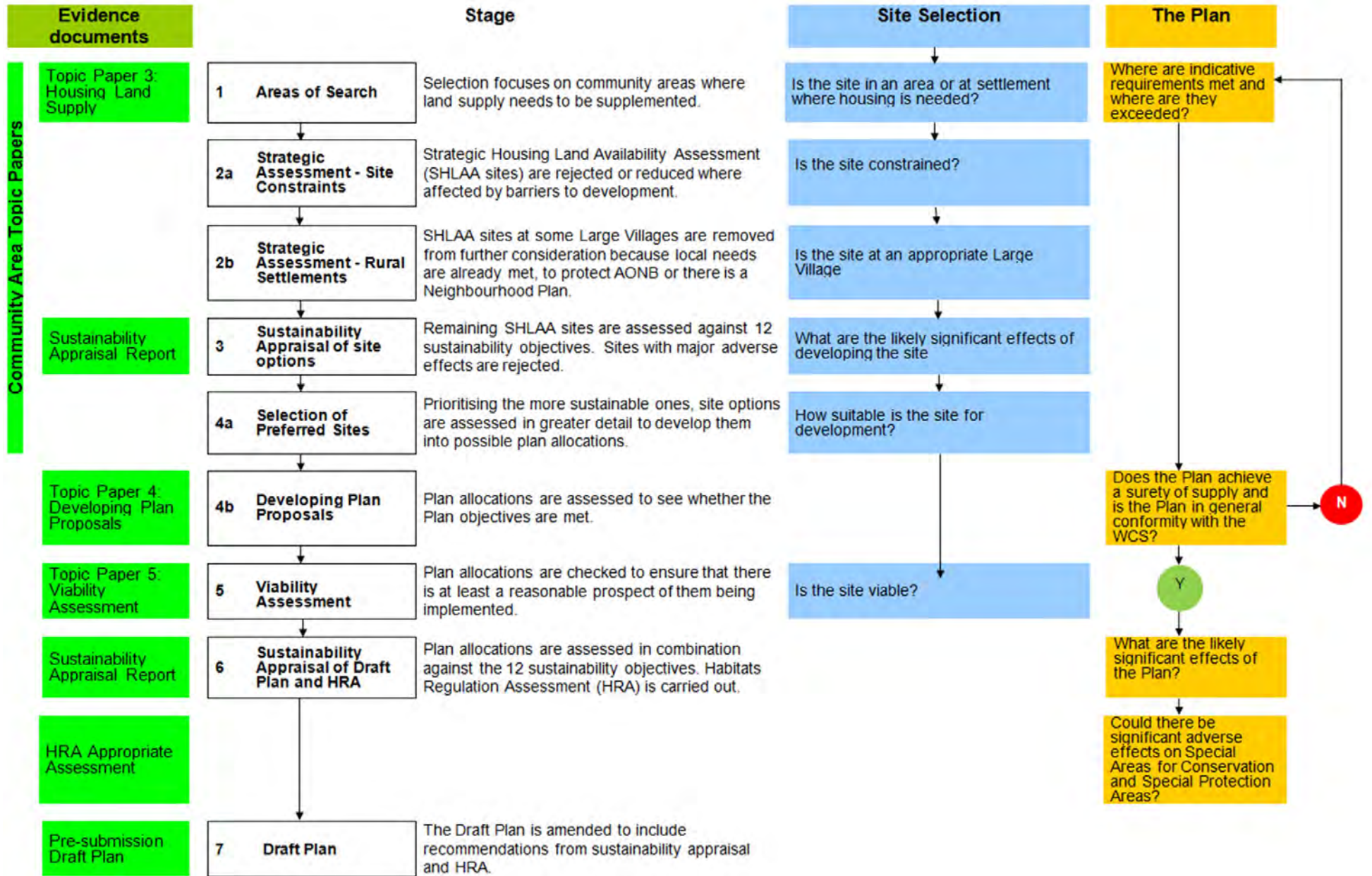
3.3 No settlements in the Royal Wootton Bassett and Cricklade Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

6 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology⁽⁷⁾.*

7 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.



5. Outcome of the site selection process for Royal Wootton Bassett

Overview

- 5.1** This section summarises the outcome of the site selection process for the Market Town of Royal Wootton Bassett. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁸⁾.
- 5.2** The decisions taken after each stage of the process for Royal Wootton Bassett, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Royal Wootton Bassett. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4** *Table 2.2* demonstrates that the indicative residual requirement for Royal Wootton Bassett to be delivered during the Plan period has been met.
- 5.5** Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within Royal Wootton Bassett and the site selection process ends after Stage 1.

8 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

6. Outcome of the Royal Wootton Bassett and Cricklade Community Area Remainder site selection process

Overview

- 6.1** This section summarises the outcome of the site selection process for the Royal Wootton Bassett and Cricklade Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁹⁾.
- 6.2** The decisions taken after each stage of the process for the Royal Wootton Bassett and Cricklade Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for the Royal Wootton Bassett Community Area Remainder. The areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4** *Table 2.2* demonstrates that the indicative residual requirement for the Royal Wootton Bassett and Cricklade Community Area Remainder to be delivered during the Plan period has been met.
- 6.5** Therefore, the Plan will not need to allocate additional land within the Royal Wootton Bassett and Cricklade Community Area Remainder and the site selection process ends after Stage 1.

9 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

7. Conclusions

Royal Wootton Bassett

- 7.1** The indicative residual requirement for the Market Town of Royal Wootton Bassett to be delivered during the Plan period has been met. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within Royal Wootton Bassett and the site selection process ends after Stage 1.

Royal Wootton Bassett and Cricklade Community Area Remainder

- 7.2** The indicative residual requirement for the Royal Wootton Bassett and Cricklade Community Area Remainder to be delivered during the Plan period has been met. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Royal Wootton Bassett and Cricklade Community Area Remainder and the site selection process ends after Stage 1.

Settlement Boundary Review

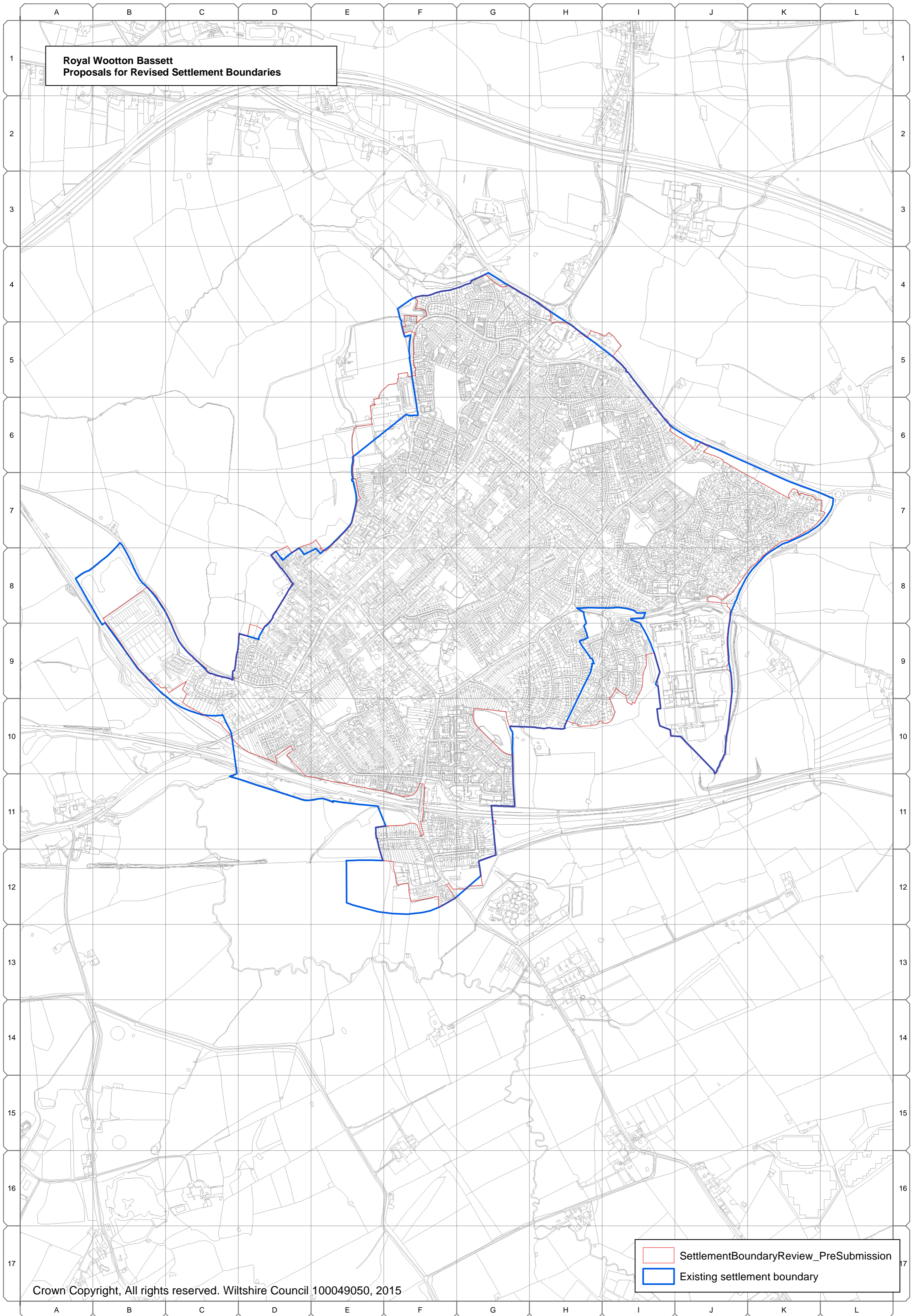
- 7.3** The Plan has reviewed the settlement boundaries of the following settlements within the Royal Wootton Bassett and Cricklade Community Area:

- Royal Wootton Bassett
- Cricklade
- Lyneham, and
- Purton

- 7.4** No settlements in the Royal Wootton Bassett and Cricklade Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

Appendix A: Proposals for revised settlement boundaries

Royal Wootton Bassett
Proposals for Revised Settlement Boundaries



Royal Wootton Bassett

A.1 The preceding map of Royal Wootton Bassett illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁰⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed amendments to Royal Wootton Bassett Settlement Boundary

Map Grid Reference	Proposed Amendments
B8	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
B9, C9	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
B10, C10	Amend boundary to include the curtilage of a properties that relate more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
C10, D10, D11, E11, F11	Amend boundary to follow but not include clearly defined physical features - the road and railway.
F12	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside and to follow clearly defined physical features – the road.
G12	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
G11	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
G10	Amend boundary to remove area of land more closely related to the countryside.
H8, H9, H10, I8, I9, I10	Amend boundary to include built residential development that is physically related to the settlement.
J8, J9, K7, K8	Amend boundary to follow but not include clearly defined physical features - the road and railway.
I6, J6, K6, K7, L7	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside and to follow defined physical feature – the curtilages of properties.

10 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

H5, I5	Amend boundary to include built employment development that is physically related to the settlement.
F4	Amend boundary to exclude area of land more closely related to the open countryside and to follow defined physical features – the road and curtilages of properties.
F5	Amend boundary to follow but not include clearly defined physical features - the road.
E5, E6, F5, F6	Amend boundary to include built community facilities development (i.e. school) that is physically related to the settlement.
D7, D8, E7, E8	Amend boundary to include the curtilage of a property that relates more to the built form of the settlement.
D9	Amend boundary to include the curtilage of a property that relates more to the built form of the settlement.

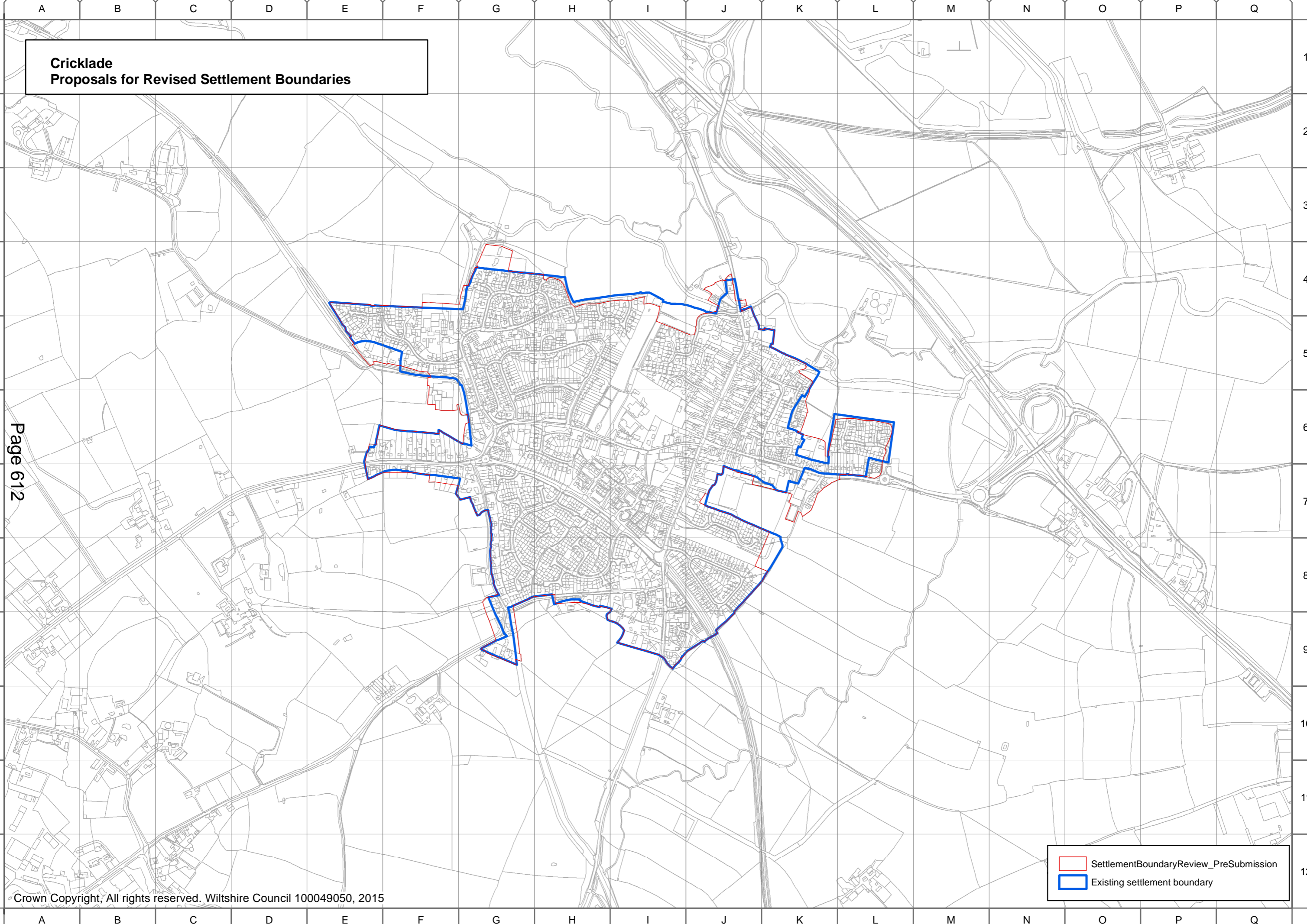
A B C D E F G H I J K L M N O P Q



1
2
3
4
5
6
7
8
9
10
11
12

**Cricklade
Proposals for Revised Settlement Boundaries**

1
2
3
4
5
6
7
8
9
10
11
12

Page 612



	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Cricklade

A.2 The preceding map of Cricklade illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹¹⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed amendments to Cricklade Settlement Boundary

Map Grid Reference ⁽¹²⁾	Proposed Amendments
G9, G8	Amend boundary to include area of land more closely related to the built environment than the open countryside, and that has limited capacity to extend the built form of the settlement.
F7 (E)	Amend boundary to include curtilages of properties that have limited capacity to extend the built form of the settlement.
F7 (W)	Amend boundary to include built residential development.
G6, F6	Amend boundary to include built residential and community facility development physically related to the settlement.
F5, E5	Amend boundary to follow settlement side of the road, excluding the road and to include area of built development physically related to the settlement.
F4, G4	Amend boundary to follow clearly defined feature and to include built development and curtilages with limited capacity to extend the built form of the settlement.
G4 (N)	Amend boundary to include area of built residential development physically related to the settlement.
H4, I4	Amend boundary to follow the settlement side of the road, excluding the road.
I4, I5, J4 (SW), J5	Amend boundary to exclude area of land more closely related to the open countryside.
J4	Amend boundary to include area of built residential development physically related to the settlement.
K5	Amend boundary to exclude area of land more closely related to the open countryside and follow settlement side of the road excluding the road.
K6	Amend boundary to include built residential development physically related to the settlement.
L6, L7	Amend boundary to follow the settlement side of the road and to include built development physically related to the settlement.

11 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

12 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

K7, J7	Amend boundary to include built residential and community facility development closely related to the settlement.
K8, K7, J8	Amend boundary to exclude area of land more closely related to the open countryside.
H8	Amend boundary to include curtilages of properties that relate more closely to the built form of the settlement.
G9 (E)	Amend boundary to include curtilages of properties closely related to the settlement and with limited capacity to extend the built form of the settlement.

**Lyneham
Proposals for Revised Settlement Boundaries**

- SettlementBoundaryReview_PreSubmission
- Existing settlement boundary

Lyneham

A.3 The preceding map of Lyneham illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹³⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed amendments to Lyneham Settlement Boundary

Map Grid Reference	Proposed Amendments
F2, F3, G2, G3, H2, H3, H4, I2, I3, J2	Amend boundary to include residential development and curtilages of properties that are physically related to the built form of the settlement.
I4	Amend boundary to follow curtilages of properties.
I9, J8, J9	Amend boundary to follow curtilages of properties.
K9, K10	Amend the boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
I5	Amend boundary to remove area of land more closely related to the open countryside.
N6	Amend boundary to exclude area more closely related to the countryside.
N7	Amend boundary to follow the settlement side of the road, excluding the road.
L7	Amend boundary to remove area of land more closely related to the open countryside.

13 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

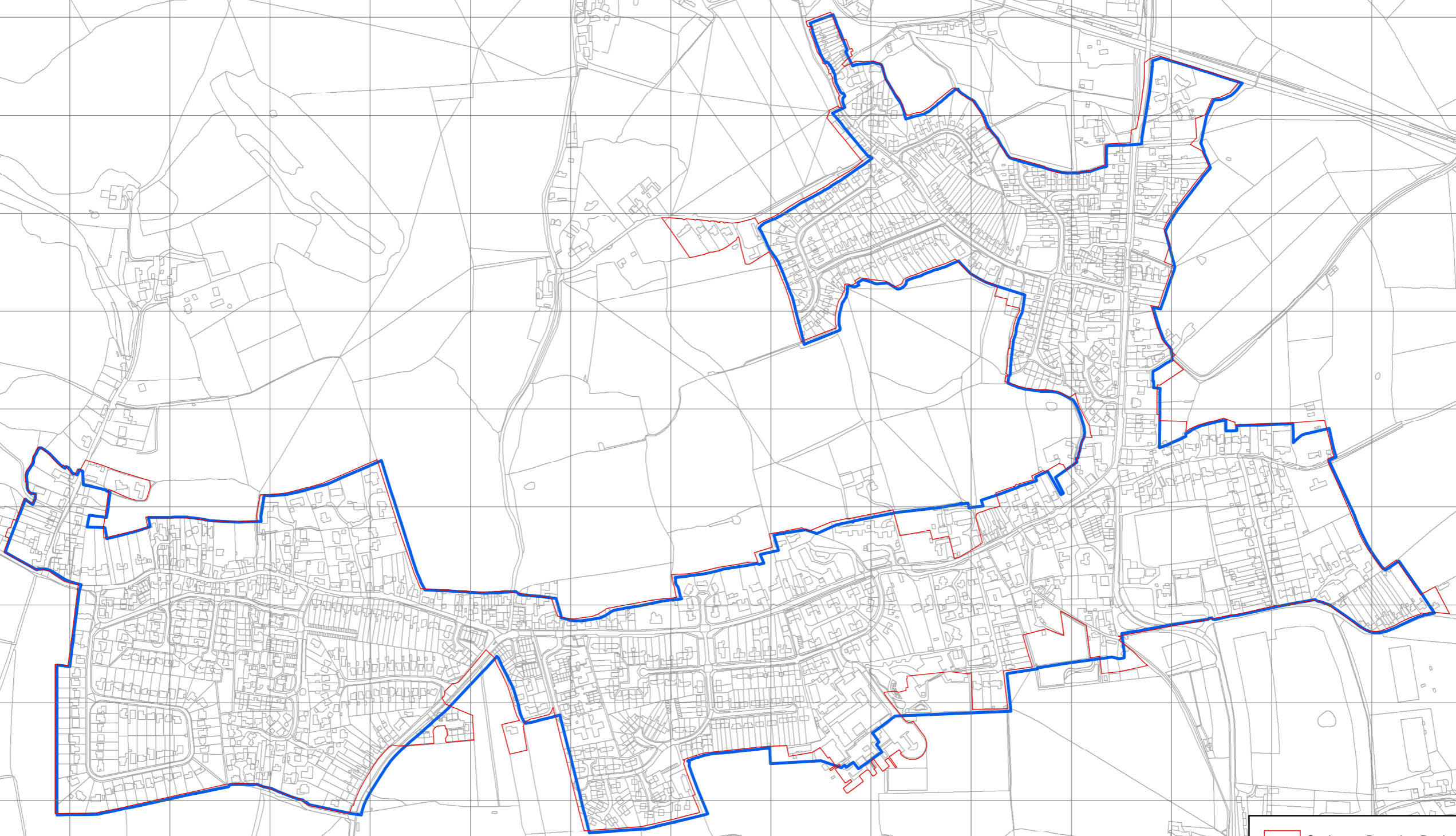
A B C D E F G H I J K L M N O P Q



1
2
3
4
5
6
7
8
9
10
11
12

**Purton
Proposals for Revised Settlement Boundaries**

1
2
3
4
5
6
7
8
9
10
11
12

Page 617



	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Purton

A.4 The preceding map of Purton illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.4* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁴⁾. The grid reference numbers are those used on the map overleaf.

Table A.4 Proposed amendments to Purton Settlement Boundary

Map Grid Reference ⁽¹⁵⁾	Proposed Amendments
B9	Amend boundary to include built development closely related to the settlement.
C8	Amend boundary to include built development physically related to the settlement.
C9	Amend boundary to include curtilage of property that has limited capacity to extend the built form of the settlement.
D9, D8, E8, F8, F9	Amend boundary to follow defined physical features - curtilages of properties, correcting inaccuracies in previous line.
G9, G10, H10, I9	Amend boundary to follow defined physical features - curtilages of properties, correcting inaccuracies in previous line.
K9, L9	Amend boundary to remove employment land at the edge of the large village.
L8	Amend boundary to follow curtilages of properties and to follow but not include clearly defined physical feature – the road.
M8, M7 (E)	Amend boundary to follow curtilages of properties and to exclude area more closely related to the countryside.
L7, L6, K6, J6, J7	Amend boundary to follow defined physical features - curtilages of properties, correcting inaccuracies in previous line.
I6, H6	Amend boundary to include built residential development closely related to the settlement.
J5 (S)	Amend boundary to follow defined physical features - curtilages of properties, correcting inaccuracies in previous line.
J5 (N)	Amend boundary to include curtilages of properties that have limited capacity to extend the built form of the settlement.
J4, K4, L4, L5, M5, M4	Amend boundary to follow defined physical features - curtilages of properties, correcting inaccuracies in previous line.

14 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

15 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

N4, N5, M6	Amend boundary to follow defined physical features - curtilages of properties.
M7 (S), M8, N8	Amend boundary to follow and include curtilages of properties that have limited capacity to extend the built form of the settlement.
O8	Amend boundary to include curtilage of property that has limited capacity to extend the built form of the settlement and relates more closely to the built form of the settlement.
P9, P10	Amend boundary to include built residential development physically related to the settlement.
M10	Amend boundary to include built development and curtilage of property that has limited capacity to extend the built form of the settlement.
L10, M10	Amend boundary to exclude recreational land at the edge of the settlement that closely relates to the countryside.
K10	Amend boundary to exclude recreational land at the edge of the settlement that closely relates to the countryside.
K11, J11	Amend boundary to include built community facility development physically related to the settlement.
I11, I12, H12, H11, G11	Amend boundary to follow curtilages of properties.
G11 (C)	Amend boundary to include built residential development physically related to the settlement.
G10, F10, F11, E11, E12	Amend boundary to include built residential development physically related to the settlement and to follow but not include clearly defined physical feature – the road.

Royal Wootton Bassett and Cricklade Community Area Topic Paper - Cabinet version

Salisbury Community Area Topic Paper
(including the site selection process for Wilton)
- Cabinet version

■	Main sections	
1	Introduction	3
2	Salisbury Community area	6
3	Settlement boundary review	9
4	Overview of the site selection process	10
5	Outcome of the site selection process for Salisbury (including Wilton)	12
6	Conclusions	22
■	Appendices	
A	Proposals for revised settlement boundaries	23
B	SHLAA sites considered during the site selection process	28
C	Exclusionary criteria considered at Stage 2a of the site selection process	32
D	Assessment criteria and output from Stage 2a of the site selection process	34
E	Assessment criteria and output from Stage 2b of the site selection process	51
F	Assessment criteria and output from Stage 3 of the site selection process	52
G	Assessment criteria and output from Stage 4a of the site selection process	73

1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers ('CATP's) that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process as it relates to the Principal Settlement of Salisbury and Local Service Centre of Wilton.

Settlement boundary review

1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan⁽¹⁾.

1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the Plan period in accordance with national policy and to compliment neighbourhood planning.

Topic paper structure

1.5 *Table 1.1* shows the layout of this Paper. The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Salisbury Community Area Topic Paper

#	Section	Appendices
2	Community Area	Planning policy context for the Salisbury (and Wilton) Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Salisbury and/or Wilton	Summary of the site selection process for the Principal Settlement of Salisbury and Local Service Centre of Wilton (Stages 1 to 4a). It outlines the methodology and identifies whether housing site allocations for Salisbury and/or Wilton should be included in the Plan. This section summarises the outcome of the site selection process and provides justification for the Plan's proposed allocations.	<p>Appendix B contains maps of each settlement showing SHLAA sites considered during the site selection process. They show whether sites have been identified for allocation or at which stage they have been removed from the site selection process.</p> <p>Appendix C contains maps of each settlement showing the exclusionary assessment criteria considered at Stage 2a of the site selection process.</p> <p>Appendix D contains the assessment criteria and output from Stage 2a of the site selection process.</p> <p>Appendix E contains the assessment criteria and output from Stage 2b of the site selection process.</p> <p>Appendix F contains the assessment criteria and output summary from Stage 3 of the site selection process.</p> <p>Appendix G contains the assessment criteria and output from Stage 4a of the site selection process.</p>

6	Conclusions	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	
----------	--------------------	--	--

2. Salisbury Community area

Context

2.1 The WCS provides the context for the Plan in relation to the Salisbury Community Area. Core Policies 1 (Settlement Strategy) and 20 (Salisbury Area Strategy) set out:

- the settlement hierarchy for sustainable development in the Salisbury Community Area, and
- associated indicative housing requirements.

2.2 Core Policy 20 requires approximately 6,060 new homes to be provided within the Community Area, which should occur either within the Principal Settlement of Salisbury or the Local Service Centre of Wilton to be provided over the Plan period 2006 to 2026 (including land identified for strategic growth). The housing requirement for Wilton Community Area Remainder is included within Core Policy 33 (Wilton Area Strategy).⁽²⁾ This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Salisbury Area Strategy. It indicates how much growth should be provided at the Principal Settlement of Salisbury (and Wilton) to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

2.3 The settlement listed in *Table 2.1* below fall within the Salisbury Community Area and extends beyond the community area in to adjoining parishes that are within the Southern community area and Wilton community area.

Table 2.1 Settlement Strategy in the Salisbury Community Area

Principal Settlement	Salisbury
-----------------------------	-----------

Issues and considerations

2.4 Core Policy 20 and the supporting text (paragraph 5.112) of the WCS identify specific issues to be addressed in planning for the Salisbury Community Area, including:

- development in the vicinity of the River Avon (Hampshire) must incorporate appropriate measures to ensure that it will not adversely affect the integrity of those Natura 2000 sites
- the cumulative impact of all strategic development sites at Salisbury will need to be considered in transport assessments for major developments
- transport solutions will be delivered in accordance with the evolving Salisbury Transport Strategy⁽³⁾

2.5 Core Policy 33 and the supporting text (paragraph 5.174) of the WCS identify specific issues to be addressed in planning for the Wilton Community Area, including:

² Wiltshire Council (June 2017) Wilton Community Area Topic Paper.

³ Wiltshire Council. South Wiltshire Core Strategy Evidence Base - 'Salisbury Transport Model'. Available: [http://www.wilt.gov.uk/planning-and-development/planning-policy/evidence-base/south-wiltshire-core-strategy-evidence-base/html/Planning_Policy_Evidence_Base_\(South\)_Transport_Model](http://www.wilt.gov.uk/planning-and-development/planning-policy/evidence-base/south-wiltshire-core-strategy-evidence-base/html/Planning_Policy_Evidence_Base_(South)_Transport_Model)

- the need to ensure that Wilton’s character and individuality as the ‘ancient capital of Wessex’ is maintained and that the town retains its identity and does not coalesce with Salisbury.
- future work to identify additional sites to accommodate growth in the area should take account of the unique relationship between Wilton and Salisbury, as well as acknowledging the environmental capacity of the Wilton Community Area. It may be the case that Salisbury could help accommodate housing and employment growth needed in the Wilton area in a more sustainable manner than this being located in Wilton itself
- the need to protect the built and natural environment of the community area, and to conserve and enhance views into and out of the Wilton Conservation Area including Wilton Park and House, as well as conserving the historic gateway to Wilton along The Avenue
- all development within the community area will need to conserve the designated landscape of Cranborne Chase AONB and its setting, and where possible enhance its locally distinctive characteristics
- development in the vicinity of the River Avon (Hampshire) or Prescombe Down must incorporate appropriate measures to ensure that it will not adversely affect the integrity of those Natura 2000 sites.

2.6 The Wiltshire Infrastructure Delivery Plan (‘IDP’)⁽⁴⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the Salisbury community area, including.

- expansion of primary schools to provide additional places
- expansion of secondary schools to provide additional places
- provision of additional nursery school places
- various transport improvements, as part of the Salisbury Transport Strategy, including highways, park and ride, public transport, walking and cycling, smarter choices and demand management measures
- support development of local primary care health facilities, which expect to exceed capacity by the end of the Plan period
- improvements to (including relocation/ replacement) of Salisbury Fire Station
- improvements to Salisbury Household Recycling Centre

2.7 For Wilton, the IDP ⁽⁵⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- extension of village primary schools to provide additional places
- provision of additional nursery school places
- support development of local primary care health facilities, which are expected to exceed capacity by the end of the Plan period

2.8 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

4 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Salisbury Community Area.*

5 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Wilton Community Area.*

Housing requirements

- 2.9** The housing requirement for the Principal Settlement of Salisbury (and Wilton) is set out in *Table 2.2* below. The table shows the overall housing requirement over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for Salisbury Community Area at April 2017⁽⁶⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Salisbury	6,060	2,273	3,083	173
Wilton		323	208	

- 2.10** The housing requirement for the Wilton Community Area Remainder is included within Core Policy 33 (Wilton Area Strategy). The outcome of the site selection process for Wilton Community Area Remainder is summarised within the *Wilton Community Area Topic Paper*⁽⁷⁾.

Neighbourhood planning

- 2.11** Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.
- 2.12** Salisbury has no neighbourhood plans in preparation, however there is one for Wilton in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by this plan. If the neighbourhood plan was sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this would include information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁸⁾.

Table 2.3 Status of neighbourhood plans in the Salisbury Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Wilton	Area Designation (Mar 2016)	Unknown at this stage	Unknown at this stage

⁶ Wiltshire Council (June 2017). *Topic Paper 3 Housing Land Supply*.

⁷ See Wiltshire Council (June 2017) Wilton Community Area Topic Paper.

⁸ Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

3. Settlement boundary review

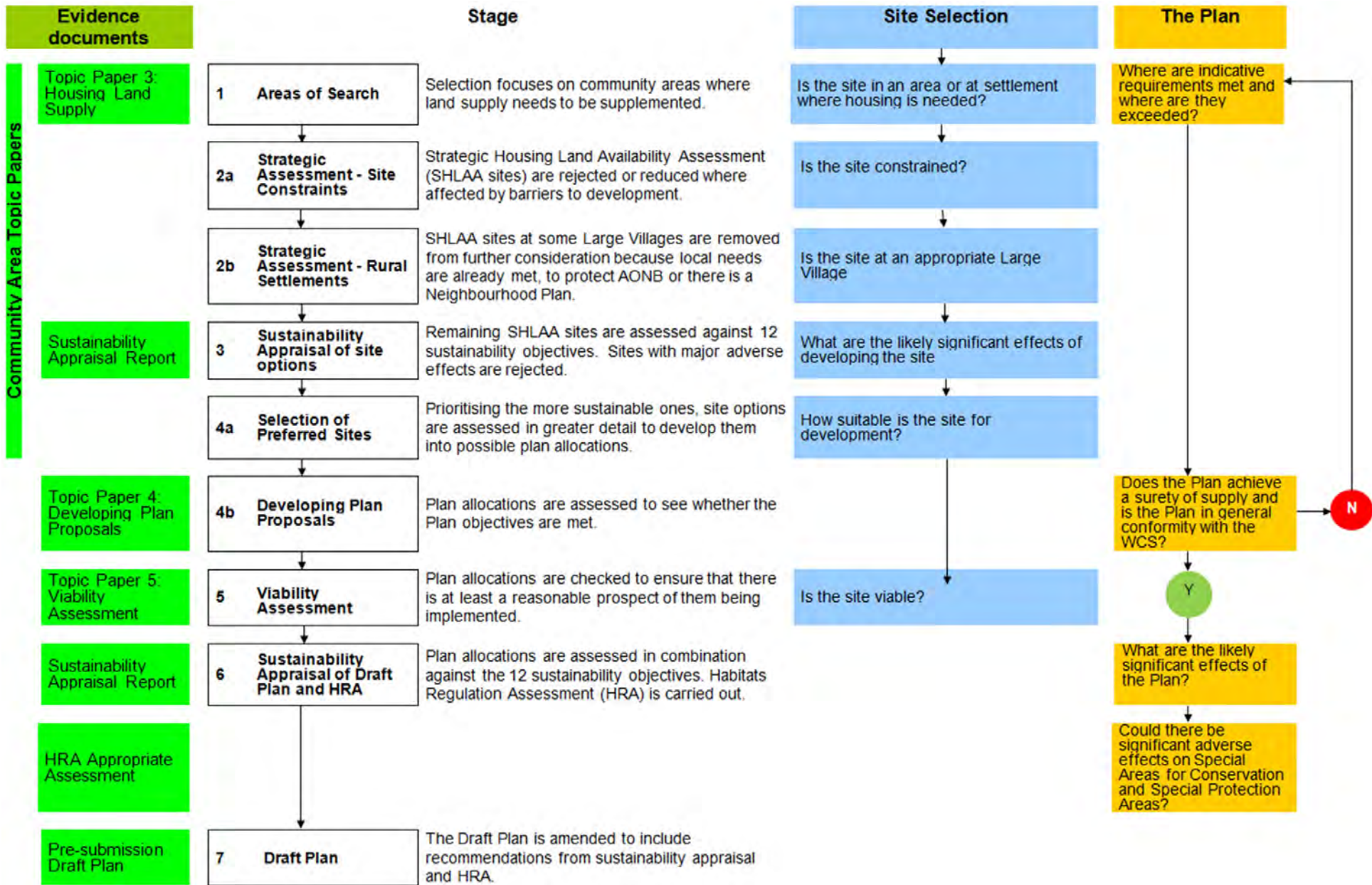
- 3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the Principal Settlement of Salisbury.
- 3.2 **Appendix A** contains maps showing the proposed amendments to the settlement boundary and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁹⁾.
- 3.3 Salisbury has not had its settlement boundary reviewed through a sufficiently advanced neighbourhood planning process. Therefore, the currently adopted settlement boundary has been considered through the settlement boundary review.
- 3.4 The settlement boundary review in relation to the Local Service Centre of Wilton is summarised in the Wilton Community Area Topic Paper.

9 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology* ⁽¹⁰⁾.

10 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology* .



5. Outcome of the site selection process for Salisbury (including Wilton)

Overview

- 5.1** This section summarises the outcome of the site selection process for the Principal Settlement of Salisbury and the Local Service Centre of Wilton. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽¹¹⁾.
- 5.2** The decisions taken after each stage of the process for Salisbury and Wilton, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Salisbury and Wilton. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4** *Table 2.2* demonstrates that the indicative residual requirement of 173 dwellings at Salisbury and Wilton to be delivered during the Plan period.
- 5.5** Therefore, the Plan will need to consider the potential to allocate additional land to help meet the indicative residual requirement. The site selection process for Salisbury and Wilton progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

- 5.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment at Salisbury and Wilton. Strategic Housing Land Availability Assessment ('SHLAA') sites in these settlements are assessed against a range of exclusionary criteria. They are removed or reduced in capacity where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 5.7** **Appendix B** contains maps of Salisbury and Wilton, showing SHLAA sites considered during the site selection process. **Appendix C** contains maps showing the exclusionary criteria, while **Appendix D** contains the assessment criteria and output from Stage 2a, including reasons why individual sites have been removed.
- 5.8** *Table 5.1* below summarises the output from the Stage 2a strategic assessment for Salisbury and Wilton.

11 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

Table 5.1 SHLAA sites considered at Stage 2a at Salisbury and Wilton.

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Salisbury	S8, S9, S55, S58, S60, S64, S69, S71, S93, S95, S97, S115, S116a, S116b, S117, S119, S135, S136, S137, S139, S140, S141, S142, S144, S167, S180, S189, S191, S193, S202, S207, S218, S219, S223, S224, S225, S226, S227, S232, S235, S236, S237, S240, S241, S243, S244, S253, S259, S261, S262, S263, S264, S1020, S1030, S1031, S1032, S1033, S1034, S1035, S1036, S1053a, S1053b, S1058, S1072, 3136, 3147, 3215, 3267, 3381, 3396, 3422, 3435, 3521, 3554b	S61, S80, S159, S178, S1027, S1028, 3187, 3272, 3241, 3554a
Wilton	S133, S138, S250, S251, S252, S254, S1029, S1037, 3093, 3236	S1057

5.9 Appendix B highlights SHLAA sites removed after Stage 2 of the site selection process.

Stage 3: Sustainability Appraisal of remaining SHLAA sites

5.10 After a high level assessment, the remaining potential sites have been assessed using Sustainability Appraisal ('SA'). The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site has been assessed against each of the objectives using a consistent set of decision-aiding questions. Each option was then scored under each objective based on a generic assessment scale from major positive to a major adverse effect⁽¹²⁾.

5.11 Appendix F contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for Salisbury and Wilton. Detailed assessments of individual sites are included within the Sustainability Appraisal Report⁽¹³⁾.

5.12 Potential sites are rejected where the appraisal concludes development would result in one or more major adverse effects. The remaining potential sites in each area or settlement are compared in terms of the balance of their sustainability benefits versus adverse effects. The appraisal therefore suggests potential sites that are 'more sustainable' or 'less sustainable' as shown in Table 5.2.

Table 5.2 SHLAA sites considered at Stage 3 at Salisbury and Wilton

SHLAA ref	Site name	Outcome after Stage 3
Salisbury		
Site S61	Land at Hilltop Way	More sustainable
Site S80	Land to the north of Old Sarum	Less sustainable
Site S159	Land to the north of Downton Road	Less sustainable

12 Wiltshire Council (June 2017). *Sustainability Appraisal*.

13 Wiltshire Council (June 2017). *Sustainability Appraisal*.

SHLAA ref	Site name	Outcome after Stage 3
Site S178	Land to the South of Roman Road, Old Sarum	Rejected
Site S1027	North of Netherhampton Road	More sustainable
Site S1028	Land at Netherhampton Road	More sustainable
Site 3187	Land at Harnham Business Park	Rejected
Site 3272	Land at Rowbarrow, Odstock Road	More sustainable
Site 3421	Land adjacent to A354, Harnham	Less sustainable
Site 3554a	Land to west of Milford Care Home	Rejected
Wilton		
Site S1057	Land rear of Bulbridge Road	More sustainable

Sites rejected after Stage 3

5.13 Table 5.3 shows the sites rejected after Stage 3 together with the main reasons.

Table 5.3 SHLAA sites rejected after Stage 3 at Salisbury and Wilton

SHLAA ref	Site name	Reasons for removing after Stage 3
Salisbury		
Site S80	Land to the north of Old Sarum	<ul style="list-style-type: none"> The sites are identified as 'less sustainable' (i.e. they have 5 or more moderate adverse effects each). There are enough 'more sustainable' sites at Salisbury and so these sites are not needed to be taken forward to stage 4.
Site S159	Land to the north of Downton Road	
Site S178	Land to the South of Roman Road, Old Sarum	<ul style="list-style-type: none"> A major adverse effect is identified in relation to this site and potential impacts on the historic environment. The site is removed from further consideration.
Site 3187	Land at Harnham Business Park	<ul style="list-style-type: none"> There are major adverse effects identified in terms of loss of employment land, therefore this site should not be considered further in the site selection process.
Site 3421	Land adjacent to A354, Harnham	<ul style="list-style-type: none"> The site is identified as 'less sustainable' (i.e. it has 5 or more moderate adverse effects). There are enough 'more sustainable' sites at Salisbury and so the site is not needed to be taken forward to stage 4.
Site 3554a	Land to west of Milford Care Home	<ul style="list-style-type: none"> Development of the site would have major adverse effects on heritage assets which could not be mitigated, therefore it is recommended

SHLAA ref	Site name	Reasons for removing after Stage 3
		that this site is not considered further in the site selection process.

Sites taken forward

5.14 Table 5.4 below shows the sites taken forward to the next stage of the site selection process.

Table 5.4 Sites taken forward after Stage 3 at Salisbury and Wilton

SHLAA ref	Site name
Salisbury	
Site S61	Land at Hilltop Way
Site S1027	North of Netherhampton Road
Site S1028	Land at Netherhampton Road
Site 3272	Land at Rowbarrow, Odstock Road
Wilton	
S1057	Land rear of Bulbridge Road

5.15 Appendix B highlights SHLAA sites removed after Stage 3 of the site selection process.

Stage 4a: Selection of preferred sites

5.16 The purpose of this stage, which involves five steps, is to select those SHLAA sites that should be site allocations. The 'more sustainable' sites (site options), resulting from the assessment in Stage 3, are individually assessed in more detail for suitability and fit with the area strategy (steps 1-4). The conclusion selects preferred sites (step 5)⁽¹⁴⁾.

5.17 Appendix G contains the assessment criteria and output from Stage 4a of the site selection process for Salisbury and Wilton. This includes a maximum dwelling capacity for the preferred sites identified for allocation, as well as identifying particular considerations connected to each site that should be referred to by the Plan.

5.18 Table 5.5 below shows the site options considered at Stage 4a.

Table 5.5 Site options considered at Stage 4a for Salisbury

SHLAA ref	Site name	SHLAA capacity	Capacity
Salisbury			
Site S61	Land at Hilltop Way	11	10
Site S1027	North of Netherhampton Road	127	100
Site S1028	Land at Netherhampton Road	1,195	640

14 Wiltshire Council (June 2017). Topic Paper 2: Site Selection Process Methodology

SHLAA ref	Site name	SHLAA capacity	Capacity
Site 3272	Land at Rowbarrow, Odstock Road	122	100
Wilton			
S1057	Land rear of Bulbridge Road	161	Not allocating
TOTALS		1,616	850

Sites removed after Stage 4a

5.19 Table 5.6 below shows the site option removed after Stage 4a.

Table 5.6 SHLAA site removed after Stage 4a for Salisbury and Wilton

SHLAA ref	Site name	Reasons for removing after Stage 4a
Wilton		
S1057	Land rear of Bulbridge Road	<ul style="list-style-type: none"> Land to the rear of Bulbridge Road in Wilton (S1057) requires additional primary school capacity in order to support its development. The village school, however, is at capacity and cannot be expanded. The site is too remote from the new school planned at Netherhampton Road and development of the site is unacceptable without infrastructure necessary to support it. This site is therefore not selected as a Plan allocation.

Preferred sites

5.20 The combined capacity of all the sites under consideration is capable of providing a total number of dwellings in excess of the residual indicative requirement. At face value, not all the site options are required to ensure land supply.

5.21 There is however a justification to provide a more generous supply of land because of delays delivering another strategic housing site in Salisbury. This delay triggers the need to consider the reserve sites identified in the WCS and therefore the land at Netherhampton Road. Exceeding the residual indicative requirement could also allow greater flexibility and a contingency. As well as compensating for a delay to the development of the Churchfields strategic site, exceeding the residual indicative requirement would provide a safeguard to ensure housing land supply achieves Plan objectives as noted in Topic Paper 3.

5.22 As a Principal Settlement and the main focus for housing development in the HMA, the selection of sites should therefore lead to additional supply that exceeds the residual indicative requirement. However options in Salisbury are affected by one common adverse potential effect that is problematic to resolve, notably the limited supply of primary school spaces serving the City. The WCS requires development to be properly supported by infrastructure. Development without additional capacity would not be acceptable. A new primary school as an element of one of the Plan allocations would increase capacity.

5.23 A site would have to be of sufficient size to accommodate land required and underwrite the costs of a new school. There is only one site option that appears to be of that scale, land at Netherhampton Road (S1028). Ideally, provision of a new school would also need to be located where it provides the most educational benefit and the best use is made of existing

as well as new resources. By itself, the site at Netherhampton Road does not generate pupil numbers sufficient to justify a whole school. Other developments may also make use of the additional capacity and contribute toward its provision.

- 5.24** Significantly different sites implies a different pattern of growth from that envisaged by the WCS. They will affect the pattern of travel around the City and influence the refresh of the Salisbury Transport Strategy that supports the City’s growth. The site at Hilltop Way (S61) is modest in size and potential adverse effects are capable of mitigation. The benefits of the Hill Top Way site are limited because of its small size.
- 5.25** Of a very different scale, the site at Netherhampton Road (1028) is considered to have the capacity to provide for a new primary school and this supports its inclusion as an allocation. The WCS recognises a role for land at Netherhampton Road as a strategic contingency to maintain land supply should one or more strategic site be delayed. This circumstance has arisen. The complexity of delivering the Churchfields strategic site has resulted in significant delay. Land at Netherhampton Road is therefore a substitute for land that had been anticipated to be already under construction. The Netherhampton Road site can provide significant sustainability benefits.
- 5.26** Other sites are described as only having marginal benefits without additional primary school provision being provided in the vicinity. Further sites at Salisbury could, however, help to support investment in primary education in the south of the City. They would also help to improve the choice of new homes and help to safeguard land supply should there be unforeseen and serious delay with the delivery of any other sites. With primary school capacity available, the benefits of these sites are good.
- 5.27** Land North of Netherhampton Road (S1027) is well positioned to help support a new primary school in conjunction with development allocated at Netherhampton Road. Development can be successfully accommodated with acceptable visual and heritage impacts. The site can accommodate approximately 100 dwellings and is a suitable Plan allocation.
- 5.28** Land at Rowbarrow (3272), recognising the need to address heritage and visual impacts, could accommodate approximately 100 dwellings. Potential adverse effects on heritage assets can be mitigated as can wider impacts on the landscape. It is not so well related in terms of support for a new school at Netherhampton Road. It is better related to the existing Harnham Schools where capacity would be created as a result of a new school at Netherhampton Road. Development at Rowbarrow could therefore support improvements to the existing schools. The site is therefore a suitable plan allocation.
- 5.29** The total allocation of land, from four sites, exceeds indicative requirements for the City. An indicative requirement, however, is not a ceiling figure. The ‘surplus’ amount possible over the indicative requirement for the plan period is modest even at face value. Given the delay to the development of the Churchfields strategic site, likely growth by 2026 would be in line with the rate planned in the WCS.
- 5.30** *Table 5.7* below shows the preferred sites identified for allocation and revised capacity following the consideration of necessary mitigation measures and the need to reduce the net developable area.

Table 5.7 Preferred sites identified for allocation for Salisbury

SHLAA ref	Site name	Capacity after mitigation
Salisbury		

SHLAA ref	Site name	Capacity after mitigation
Site S61	Land at Hilltop Way	10
Site S1027	North of Netherhampton Road	100
Site S1028	Land at Netherhampton Road	640
Site 3272	Land at Rowbarrow, Odstock Road	100
TOTAL:		850

5.31 The development of approximately 850 dwellings would contribute towards the availability of affordable and open market housing in the Salisbury area and will contribute towards maintaining a five year supply of housing in the South Wiltshire HMA. The following paragraphs set out the justification for their allocation.

Site S61 - Land at Hilltop Way

Figure 5.1 Site S61 - Land at Hilltop Way, Salisbury

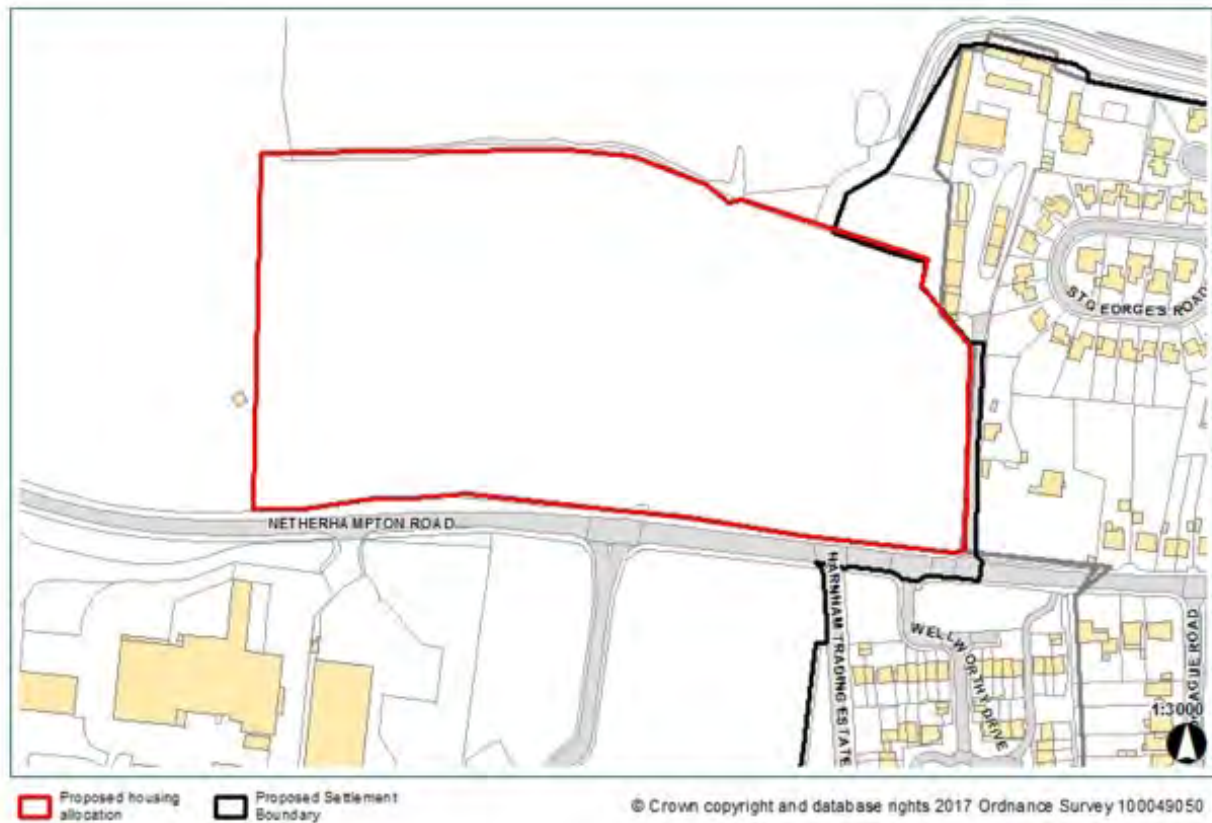


5.32 The site is in an accessible and sustainable location capable of being served by existing highways infrastructure. The site is not of a size that will significantly add to pressures on local infrastructure, services and facilities. Access can be provided from this site to the adjacent Country Park, thereby providing potential health benefits to future residents.

5.33 All of the potential minor adverse effects associated with developing the site are considered to be capable of being addressed by straightforward mitigation measures. Given the relatively minor nature of effects, allied to the limited benefits in terms of the scale of residential development and scope for affordable housing, it is considered that minor sustainability benefits would result from development.

Site S1027 - North of Netherhampton Road

Figure 5.2 Site S1027 - North of Netherhampton Road, Salisbury

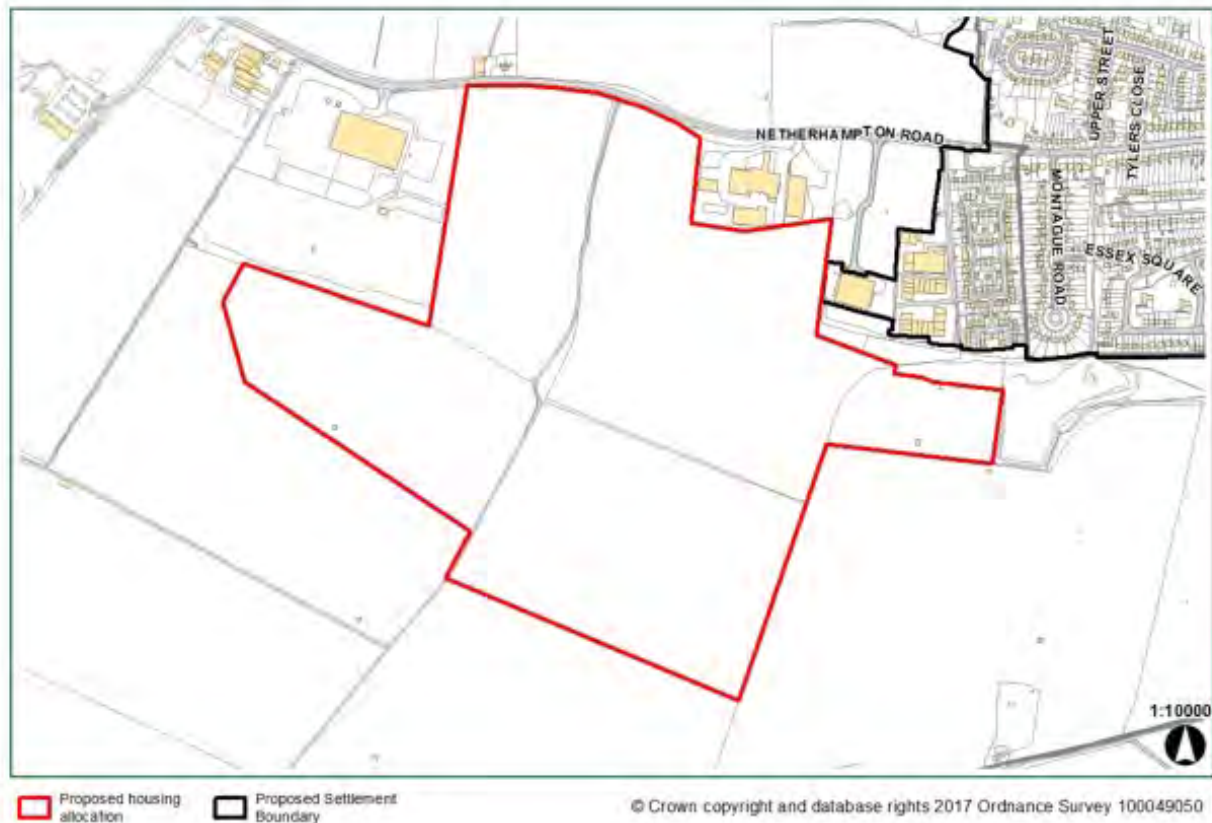


5.34 Adverse effects in relation to heritage, landscape, biodiversity, flood risk and pollution are relatively minor and capable of being resolved by a design and layout. A lack of local primary school capacity is a significant exception. Without such additional capacity overall sustainability is marginal.

5.35 With additional primary education capacity, adverse effects are relatively minor and can be resolved by straightforward mitigation measures. If this is the case, the overall sustainability of the site would be good given the scope for affordable housing that would be delivered on site.

Site S1028 – Land at Netherhampton Road

Figure 5.3 Site S1028 – Land at Netherhampton Road



- 5.36** This site could deliver substantial benefits through provision of a wide range of housing types including affordable housing provision, together with opportunities for biodiversity enhancement, significant green infrastructure provision and additional employment on site. There are no overriding environmental constraints that cannot be mitigated through onsite measures. An allocation would not involve the whole SHLAA site option. Nevertheless, an allocation would be large enough to allow provision of a new primary school on the site and to provide significant, strategically placed open space and green infrastructure to mitigate any harmful impacts on the visual qualities of the surrounding countryside and avoid potentially adverse effects on views of Salisbury Cathedral.
- 5.37** Potential adverse effects, in terms of impacts on sewage treatment capacity and impacts on the highway network are considered capable of being averted. A refresh of the Salisbury Transport Strategy can occur alongside a detailed Transport Assessment to address the site's traffic impacts. Measures in the current strategy may be brought forward and new ones identified. Measures necessary to enable development to go ahead appear capable of being delivered, including works off-site. However, it is important to be assured that infrastructure requirements, especially a new school and highway improvements, are not such a burden on a developer that a scheme would be unviable. Therefore a site specific viability assessment is necessary.
- 5.38** A proposal for this site brings forward a reserve strategic site that has already been earmarked in the WCS. Overall sustainability benefits are considered to be significant. Even though development is dependent upon resolving important constraints there are more than reasonable prospects for doing so. Adverse effects from the development are clearly

outweighed by positive benefits. There is good scope for affordable housing and the development will provide local infrastructure on site helping to address local capacity issues. Therefore, in overall terms, the sustainability benefits of allocating this site for development would be considered to be significant.

Site 3272 – Land at Rowbarrow, Odstock Road

Figure 5.4 Site 3272 – Land at Rowbarrow, Odstock Road



- 5.39 Possible effects on heritage assets and impacts on the visual qualities of the wider countryside are a central concern. Measures to address these issues would reduce dwelling capacity to approximately 100 dwellings. The site is prominent and includes a scheduled ancient monument. Extending existing landscape features and setting aside land from development are amongst mitigation measures considered capable of achieving an acceptable form of development with the significant exception of a lack of local primary school capacity. Without such additional capacity overall sustainability is marginal.
- 5.40 With additional primary education capacity, adverse effects can be resolved by carefully considered mitigation measures. If this is the case, the overall sustainability benefits of allocating this site for development would be considered to be good given the scope for affordable housing on the site.
- 5.41 **Appendix B** highlights preferred sites identified for allocation.

6. Conclusions

Salisbury and Wilton

- 6.1** There is an indicative residual housing requirement of 173 dwellings for the Principal Settlement of Salisbury and the Local Service Centre of Wilton. There is however a justification to provide a more generous supply of land because of delays delivering another strategic housing site in Salisbury. This delay triggers the need to consider the reserve sites identified in the WCS and therefore the land at Netherhampton Road. Exceeding the residual indicative requirement could also allow greater flexibility and a contingency. As well as compensating for a delay to the development of the Churchfields strategic site, exceeding the residual indicative requirement would provide a safeguard to ensure housing land supply achieves Plan objectives as noted in Topic Paper 3. *Table 7.1* below lists the four preferred sites that have been identified for allocation.

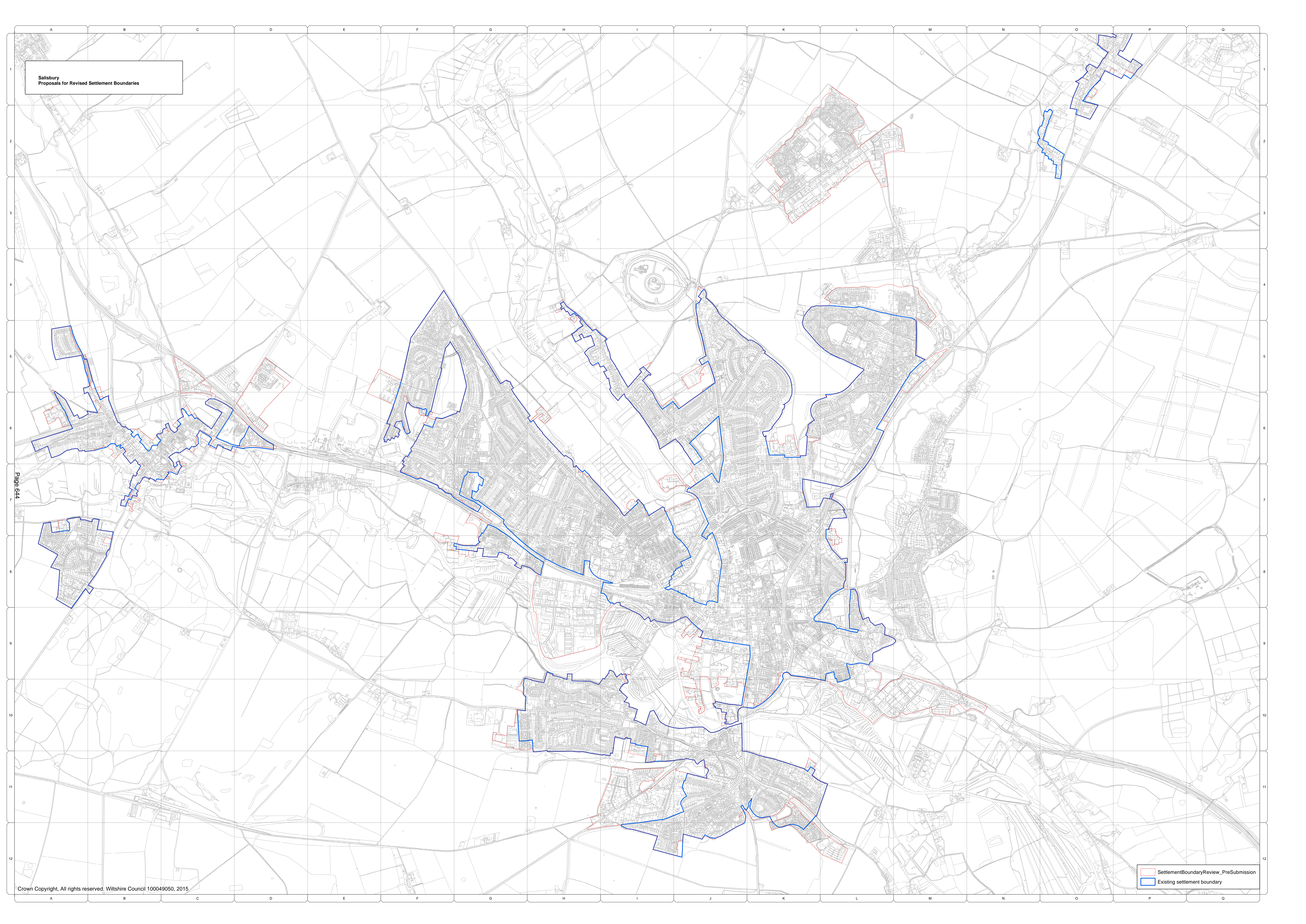
Table 6.1 Preferred sites identified for allocation for Salisbury

SHLAA ref	Site name	Capacity
Salisbury		
Site S61	Land at Hilltop Way	10
Site S1027	North of Netherhampton Road	100
Site S1028	Land at Netherhampton Road	640
Site 3272	Land at Rowbarrow, Odstock Road	100
TOTAL:		850

Settlement Boundary Review

- 6.2** The Plan has reviewed the settlement boundaries of the following settlements within the Principal Settlement of Salisbury.
- 6.3** No settlements in the Salisbury Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

Appendix A: Proposals for revised settlement boundaries



Salisbury

A.1 The preceding map of Salisbury illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁵⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Salisbury Settlement Boundary

Map Grid Reference- 'centre' ⁽¹⁶⁾	Proposed Amendments
F5, F6, E5, E6	Amend boundary to include built community facilities development (i.e. school) that is physically related to the settlement.
F6	Amend boundary to include built community facilities development (i.e. school) and residential development that is physically related to the settlement and to follow defined physical features.
G7	Amend boundary to include built residential development and community facilities development that is physically related to the settlement.
F7, F8	Amend boundary to include built community facilities development (i.e. church) and residential development that is physically related to the settlement.
G8	Amend boundary to include the curtilage of a property that relates more closely to the built environment (e.g. a garden) or has limited capacity to extend the built form of the settlement.
H8, H9, I8, I9	Amend boundary to include built employment development that is physically related to the settlement.
J10, J9	Amend boundary to include build development physically related to the settlement.
G10	Amend boundary to include built employment and residential development that is physically related to the settlement.
I10, I11	Amend boundary to include built community facilities development (i.e. school) that is physically related to the settlement, and to remove area of land more closely related to the countryside.
H11, H12, I11, I12, J11	Amend boundary to include built residential development that is physically related to the settlement.
J12	Amend boundary to remove area more closely related to the countryside.
J11, K11	Amend boundary to include built residential development that is physically related to the settlement and to follow curtilages of properties.

15 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*

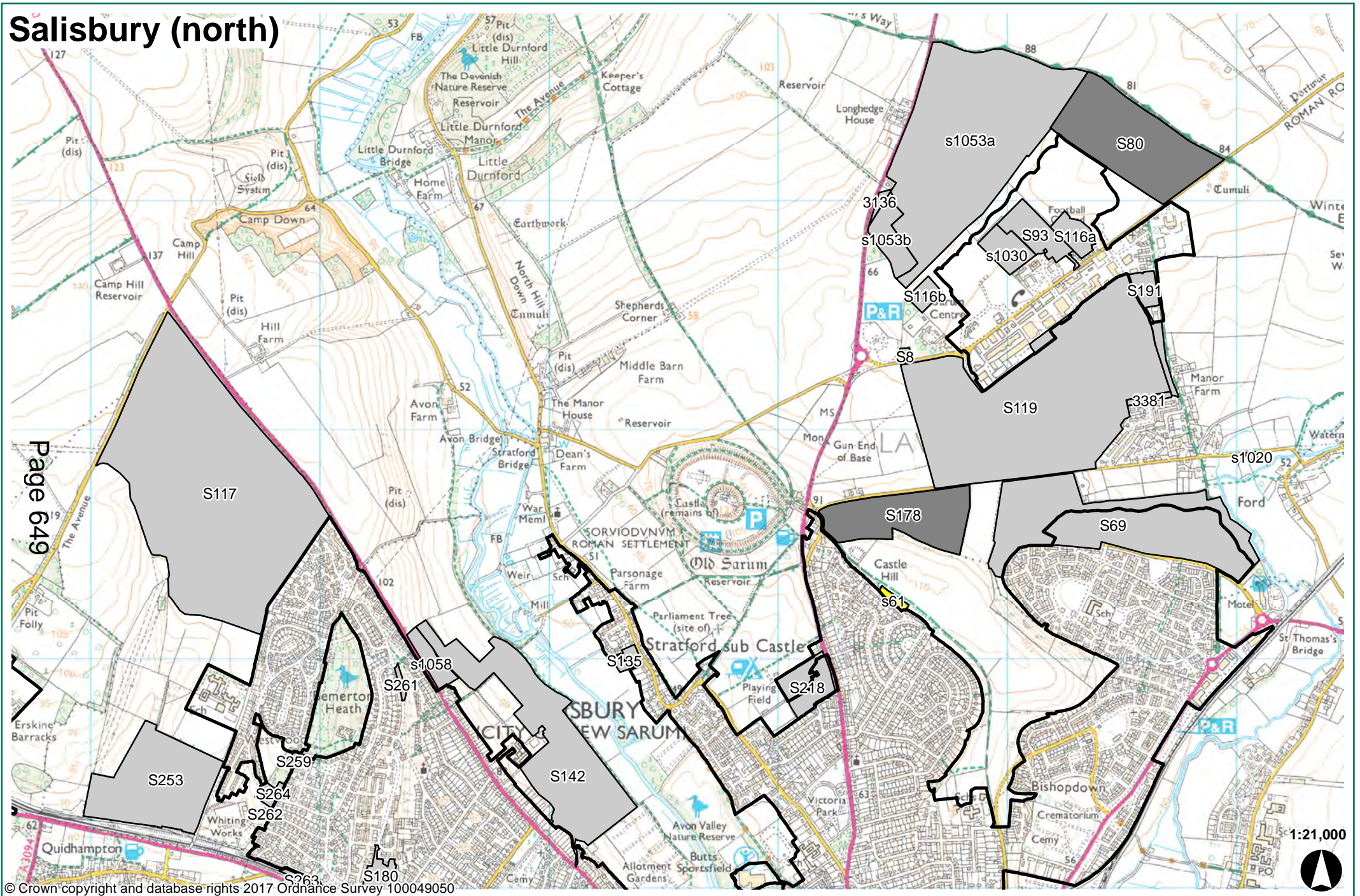
16 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

K12, L12	Amend boundary to include built employment and residential development that is physically related to the settlement.
K11	Amend boundary to follow defined physical features excluding area of land more closely related to the countryside.
K11 (N)	Amend boundary to include area of built development physically related to the settlement.
K10	Amend boundary to follow defined physical features – curtilages.
L9, L10, M9, M10, N10	Amend boundary to include built employment development that is physically related to the settlement.
L8, L9	Amend boundary to include built community facility development physically related to the settlement.
L7, L8	Amend boundary to include built community facilities development (i.e. school) that is physically related to the settlement.
L6	Amend boundary to include built employment development that is physically related to the settlement.
M5, M4, L4	Amend boundary to include built and commenced development that is physically related to the settlement.
K6	Amend boundary to include built community facilities development (i.e. school) that is physically related to the settlement and to exclude area of land more closely related to the countryside.
J4	Amend boundary to follow but not include clearly defined physical features - the road.
J5	Amend boundary to include built employment development that is physically related to the settlement.
I6, J6	Amend the boundary to follow clearly defined physical features, i.e. the property boundary.
I5	Amend boundary to include built residential development that is physically related to the settlement.
H4	Amend boundary to include built community facility development physically related to the settlement.
J7, J6	Amend boundary to include built community facility development physically related to the settlement.
I7, J7	Amend boundary to include built community facilities development (i.e. leisure centre) that is physically related to the settlement.
J7, J8, I8	Amend boundary to include built employment and community facility development physically related to the settlement.
I7	Amend boundary to include built community facilities development (i.e. school) that is physically related to the settlement.

H6	Amend boundary to include built community facilities development (i.e. school) that is physically related to the settlement.
K3, K2, L1, L2, L3, M2	Addition to boundary to include built residential, employment and community facility development related to the settlement.

Appendix B: SHLAA sites considered during the site selection process

Salisbury (north)



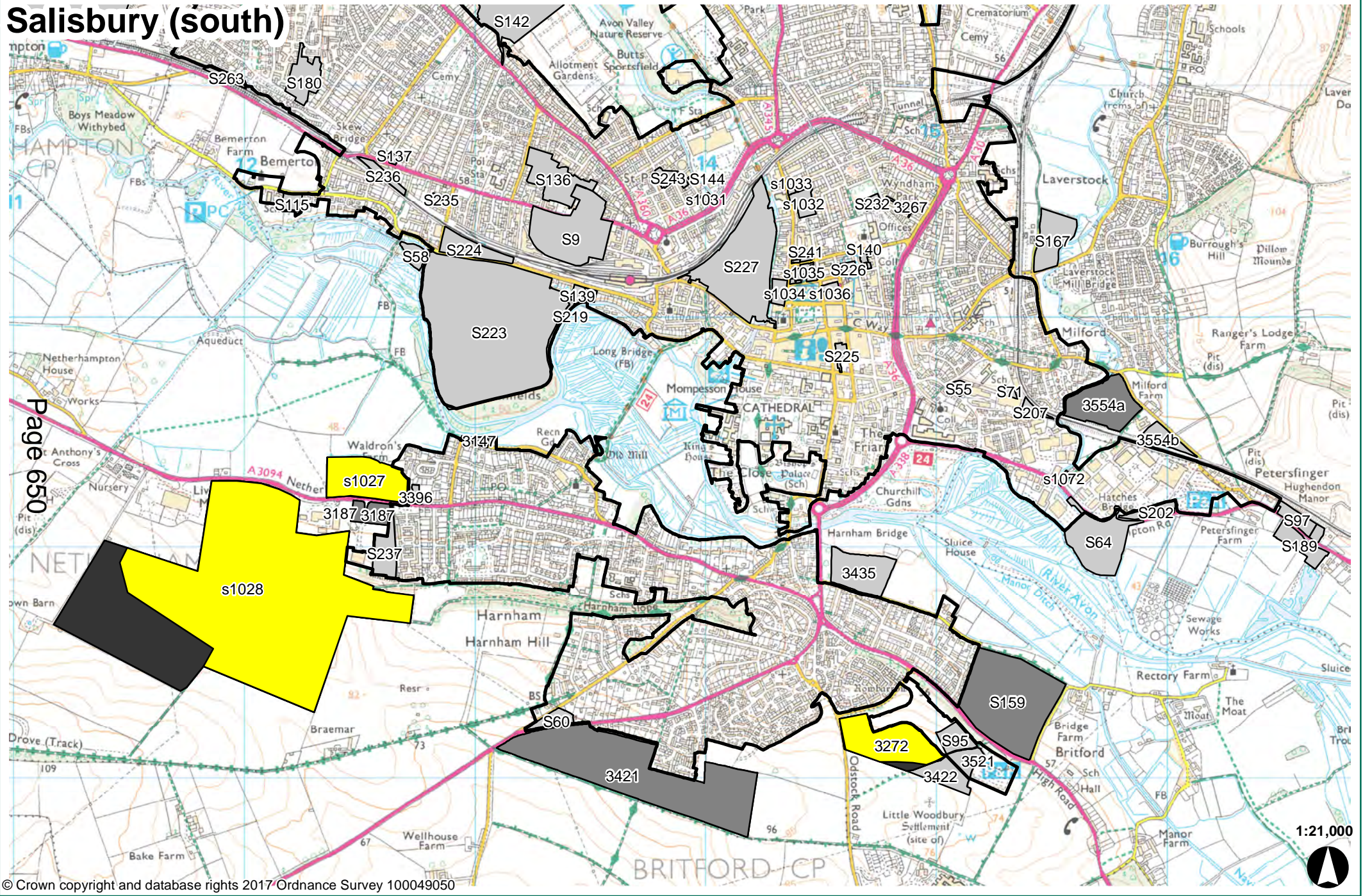
Page 649

Scale 1:21,000



- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

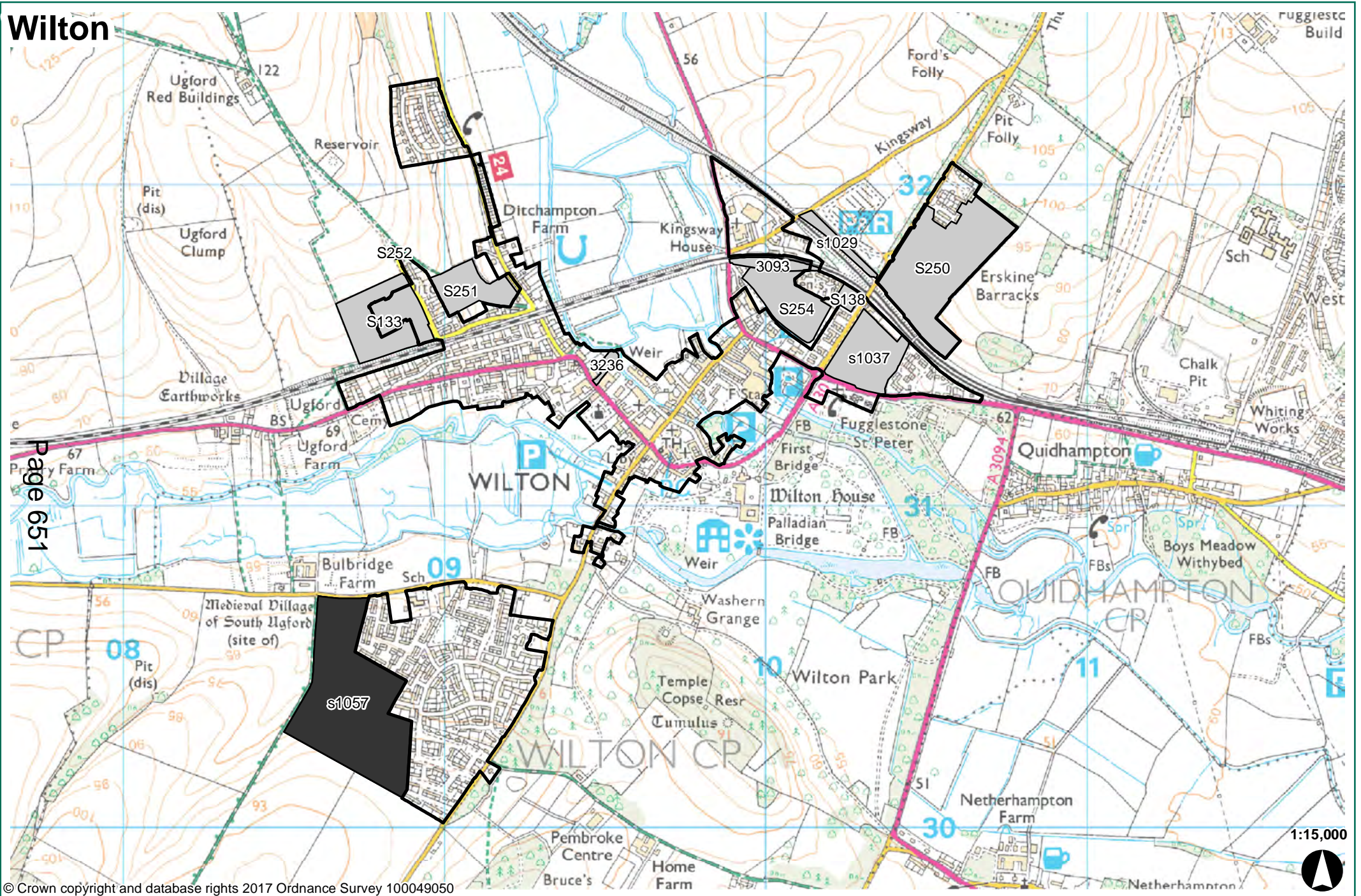
Salisbury (south)



© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Wilton



Page 651

© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

1:15,000
















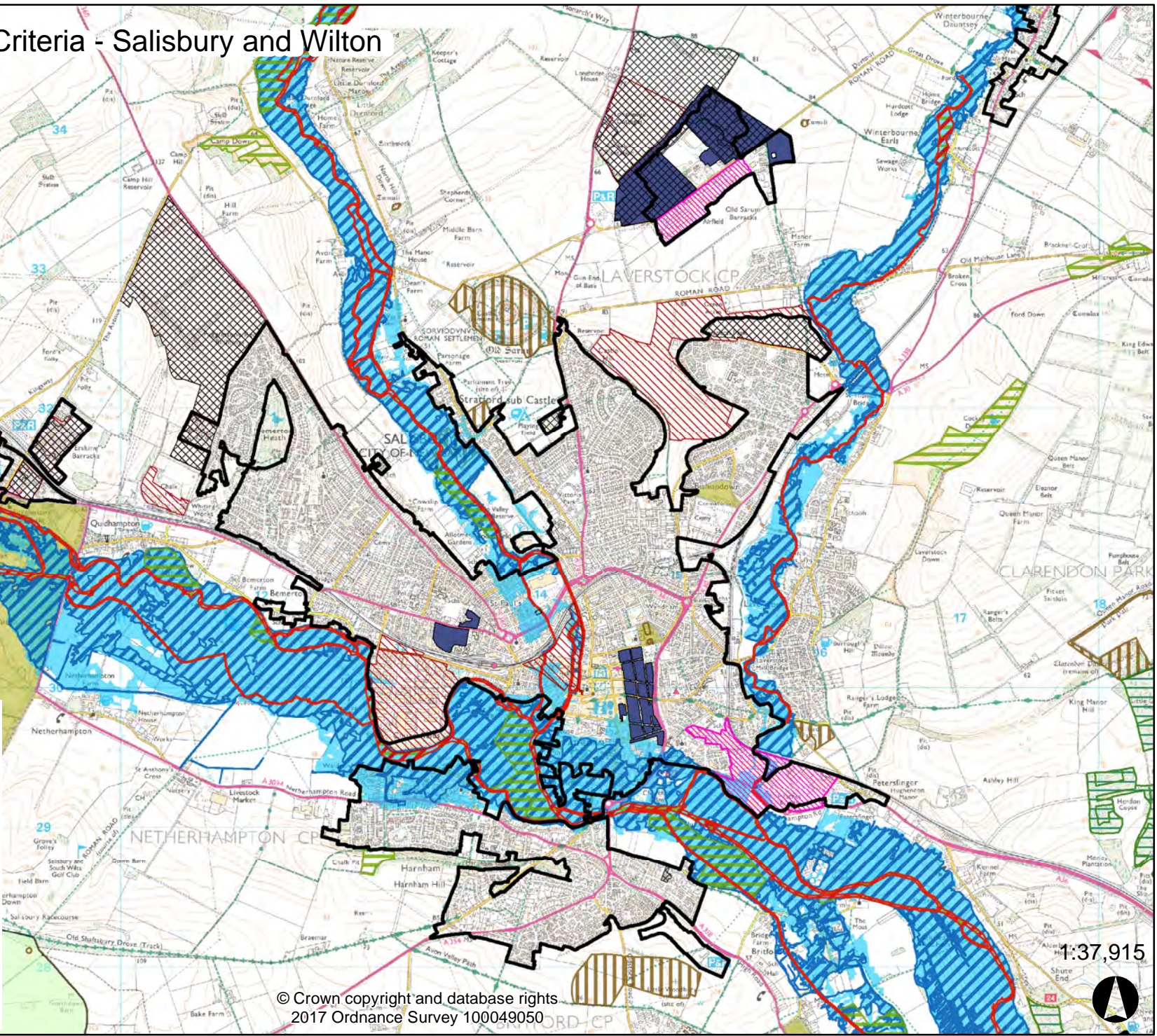
Appendix C: Exclusionary criteria considered at Stage 2a of the site selection process

Stage 2 Exclusionary Criteria - Salisbury and Wilton

Page 653

Stage 2 Exclusionary Criteria

-  2a (Q.1) - Principal Employment Area
-  2a (Q.1) - WCS Strategic Site Allocation
-  2a (Q.1) - Local Plan Allocation
-  2a (Q.1) - Extant commitments
-  2a (Q.2) - Proposed Settlement Boundary
-  2a (Q.3) - Special Area of Conservation (SAC)
-  2a (Q.3) - Ancient Woodland
-  2a (Q.3) - Site of Special Scientific Interest (SSSI)
-  2a (Q.5) - Flood Zone 3
-  2a (Q.5) - Flood Zone 2
-  2a (Q.6) - Scheduled Monuments
-  2a (Q.6) - Parks and Gardens
-  2b - Area of Outstanding Natural Beauty



Appendix D: Assessment criteria and output from Stage 2a of the site selection process

Table D.1 Stage 2a colour grading

Red	Green
Absolute exclusionary criteria associated with this site. Exclude this site from further appraisal.	Site has the potential to be suitable for allocation for residential development. Continue with discretionary appraisal.

Table D.2 Stage 2a exclusionary questions

Exclusionary questions
1. Is the SHLAA site fully or partly a commitment? Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?
2. Is the site fully or partly within the settlement boundary ⁽¹⁷⁾ ?
3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)?
4. Is the site fully or partly within green belt?
5. Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)?

17 The approach to site selection and the relationship with the settlement boundary, both adopted and emerging, is described in Topic Paper 2: Site Selection Methodology

Table D.3 Stage 2a assessment for Salisbury and Wilton

Area of search: Salisbury and Wilton													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria ⁽¹⁸⁾						Remaining developable site capacity	Land available? Y/N ⁽¹⁹⁾	Land developable? Y/N ⁽²⁰⁾	Consideration	Recommendation (take forward/ remove)
			1	2	3	4	5	6					
Salisbury													
S8	Land at Old Sarum Cottages	8	Y	N	N	N	N	N	6		Site isolated from the settlement boundary.	Remove	
S9	Land at the Old Manor Hospital, Salisbury	176	P	Y							Site is partly completed / committed. Remainder of site is within the settlement boundary.	Remove	
S55	Land at Snooker and Bowls Club, Salisbury	10	N	Y							Site is within the settlement boundary.	Remove	
S58	Land at Fitzgeralds Farm, Lower Bemerton, Salisbury	20	N	N	P	N	Y				Site partly within SSSI/SAC. Site wholly within Flood Zone 2/3 so removed from further consideration.	Remove	
S60	Land at Cornworthy, Salisbury	23	Y	Y							Site is permitted / completed. Also within settlement boundary.	Remove	

20 Y = Yes, N = No, There is no appropriate vehicular access and/or vehicle access to the site would be more than likely to require additional land owned by a third party

19 Following Landowner Survey: Y = Yes (Green), N = No (Red), U = Unknown (Red), M = In multiple ownership (Red) - unless any available land retains deliverability and viability i.e. access, >5 dwelling site capacity

18 N = No (Green), P = Partly (Red), Y = Yes (Red)

Area of search: Salisbury and Wilton													
S61	Land at Hilltop Way, Salisbury	11	N	N	N	N	N	N	11	Y	Y	Site does not meet exclusionary criteria, so taken forward for further consideration.	Take forward
S64	Land to East of B&Q, Salisbury	128	Y									Site isolated from settlement boundary and too far removed to form logical extension to Salisbury Identified as Development Restraint Area (Policy G7 of the SDLP). Site partially within Flood Zone 2/3.	Remove
S69	Land at Hampton Park, Laverstock	453	Y									WCS strategic allocation (Core Policy 20) Site is permitted / completed.	Remove
S71	Land south of St Martins Junior School	6	P	Y								Site is within the settlement boundary. Partially committed/completed site.	Remove
S80	Land to the North of Old Sarum	294	P	N	N	N	N	N	254	Y	Y	Site is partly completed / committed. Remainder of site does not meet exclusionary criteria and so taken forward for further assessment.	Take forward
S93	Land Salisbury Football Ground	90	Y									Site is partially permitted / completed. Remainder of site is protected by Outdoor Recreation Site	Remove

Area of search: Salisbury and Wilton												
S95	Land at Downton Road	32	Y								(saved Policy R5 SDLP) therefore removed from consideration.	Remove
S97	Land east of Hughendon Manor, Petersfinger	24	N	N	N	N	N	N	N	24	Unknown	Remove
S115	Land at 126 - 130 Lower Road	14	N	P	N	N	N	N	N	14	Unknown	Remove
S116a	Land at Old Sarum	47	Y									Remove
S116b	Land at Old Sarum	29	Y									Remove
S117	Land at Fugglestone Red	1090	Y							14		Remove
S119	Old Sarum Airfield	300	Y									Remove

Area of search: Salisbury and Wilton													
S135	Land at Orchard House, Salisbury	20	Y								Site is committed.	Remove	
S136	Land at Highbury and Fisherton Manor School, Salisbury	81	Y	Y							Site is partly completed / committed. Remainder of site is protected by Outdoor Recreation Site (saved Policy R5 SDLP) therefore removed from consideration. Site is also within the settlement boundary.	Remove	
S137	Land at 124 Wilton Road, Salisbury	6	N	Y							Site is within the settlement boundary.	Remove	
S139	Land at Riverside, Salisbury	10	N	Y							Site is within the settlement boundary.	Remove	
S140	Land at 50 Bedwin Street, Salisbury	5	Y								Site has been permitted/completed and is within the settlement boundary.	Remove	
S141	Land at Grosvenor House, Salisbury	10	N	Y							Site is within the settlement boundary.	Remove	
S142	Land at Cowslip Farm, Salisbury	373	N	P	N	N	N	N	333	Y	N	Part of site within settlement boundary. Site partially within Flood Zone 2/3. No suitable access to the site due to significant change in levels and therefore not developable.	Remove

Area of search: Salisbury and Wilton														
S144	Land at 29 and 36 Middleton Road, Salisbury	1										Site removed as capacity below the 5 dwelling threshold before strategic criteria was applied.	Remove	
S159	Land to the North of Downton Road, Salisbury	203	N	N	N	N	N	N	N	203	Y	Y	Site does not meet exclusionary criteria, so taken forward for further consideration	Take forward
S167	Land off Cow Lane, Laverstock	69	Y										Site removed as not adjacent to settlement boundary and would not form logical extension to Salisbury. Site partially within Flood Zone 2.	Remove
S178	Land to the South of Roman Road, Old Sarum, Salisbury	189	P	N	N	N	N	N	N	187	Y	Y	Site partially committed/developed. But site does not meet other exclusionary criteria, so taken forward for further consideration.	Take forward
S180	Land at Former Pembroke Park School, Salisbury	51	Y										Site is within the settlement boundary.	Remove
S189	Land east of The Dormers, Petersfinger	39	N	N	N	N	N	N	N	39	Unknown	Unknown	Site isolated from the settlement boundary and would not form logical extension to the built up area of Salisbury. Also availability unknown.	Remove
S191	Land adjacent to Old Sarum Airfield, Salisbury	58	Y										Site is protected by WCS Core Policy 25 'Old Sarum Airfield'	Remove

Area of search: Salisbury and Wilton															
S193	Land north of Southampton Road, Petersfinger	8									8	Unknown		Reliant on S97 to come forward otherwise site isolated from the settlement boundary and would not form logical extension to the built up area of Salisbury. Also availability unknown.	Remove
S202	Land at Southampton Rd, Petersfinger	22	Y										Site within Principal Employment Area (WCS Core Policy 35)	Remove	
S207	Land at Blakey Road, Salisbury	13	N	Y									Site is within the settlement boundary.	Remove	
S218	Land at Hudson's Field / Castle Road	59	Y										Site is within Outdoor Recreation Site (saved Policy R5 SDLP) therefore removed from consideration.	Remove	
S219	Land at The Sling, Nadder Terrace, Salisbury	5	P	P	N	N	N	N	Y	N	2		Part of the site is within the settlement boundary. The site is partially completed/committed and partially allocation within Core Strategy so should be removed. Site is partially within the flood zone. The remaining capacity is < 5 therefore the site is removed from consideration.	Remove	

Area of search: Salisbury and Wilton											
S223	Land at Churchfields Industrial Estate	478	Y							Site is already a strategic allocation within WCS (Core Policy 20) so should be removed.	Remove
S224	Land at Churchfields Triangle (Engine Shed site)	46	Y							Site is already a strategic allocation within WCS (Core Policy 20) so should be removed.	Remove
S225	Land at Brown Street Car Park	10	N	Y						Site is within the settlement boundary.	Remove
S226	Land at Salt Lane Car Park	9	N	Y						Site is within the settlement boundary.	Remove
S227	Land at Central Car Park and The Maltings	186	Y							Site designated as strategic site within WCS Core Policy 20. Therefore it is removed from further consideration.	Remove
S232	Land at the Old Swimming Pool	10	N	Y						Site is within the settlement boundary.	Remove
S235	Land at Malverns, Cherry Orchard Lane, Salisbury	0	Y							Site is permitted/completed. Site is within the settlement boundary.	Remove
S236	Land south east of Skew Bridge	16	N	Y						Site is within the settlement boundary.	Remove
S237	Land at Harnham Trading Estate	47	Y	Y						Site is within settlement boundary.	Remove

Area of search: Salisbury and Wilton													
S240	Land at Bingo Hall	4										Site capacity is below the 5 dwelling threshold before strategic criteria was applied.	Remove
S241	Scots Lane Social Club, Salisbury Chamber of Commerce including car park of 47 Endless Street	6	N	Y								Site is within settlement boundary.	Remove
S243	Land at Coldharbour Lane	13	P	Y								Site is partly completed / committed. Remainder of site (capacity approximately 10 dwellings) is within the settlement boundary.	Remove
S244	Land at corner of Marsh Lane and Middleton Road	3										Site removed as capacity below 5 dwelling threshold before strategic criteria applied.	Remove
S253	Land North of Wilton Road	265	Y									Allocated as employment allocation (WCS Core Policy 20).	Remove
S259	Land at Pinewood Way / Winding Way	6	N	N	N	N	N	N	N	6	Unknown	The availability of this site is unknown.	Remove
S261	Land at the Valley	9	N	Y								Site is within the settlement boundary.	Remove

Area of search: Salisbury and Wilton													
S262	Land at Westwood Road / Rawlence Road	8	Y									Site is protected by Outdoor Recreation Site (saved Policy R5 SDLP) therefore removed from consideration.	Remove
S263	Land at Pullman Drive	10	N	N	N	N	N	N	10	Unknown		No record of availability.	Remove
S264	Land at Westwood Road / Rawlence Road (2)	10	N	N	N	N	N	N	10	Unknown		No record of availability.	Remove
S1020	Meadow Views	4										Site is isolated from the settlement boundary. Capacity of site is below 5 dwellings threshold before strategic criteria applied.	Remove
S1027	North of Netherhampton Road	127	N	N	N	N	N	N	127	Y	Y	Site does not meet exclusionary criteria, so taken forward for further consideration.	Take forward
S1028	Land at Netherhampton Road	1195	N	N	N	N	N	N	1195	Y	Y	Site does not adjoin the settlement boundary but is well related to the built up area and could potentially form a logical extension to the city.	Take forward
S1030	Playing Field	63	Y									Site has been permitted/completed.	Remove

Area of search: Salisbury and Wilton												
S1031	13 Middleton Road	4									Site removed as capacity below 5 dwellings threshold before strategic criteria applied.	Remove
S1032	The Depot	23	N	Y							Site is within the settlement boundary.	Remove
S1033	Garage	2									Site removed as capacity below 5 dwellings threshold before strategic criteria applied.	Remove
S1034	Post Office	2									Capacity below 5 dwellings threshold before strategic criteria applied.	Remove
S1035	Telephone Exchange	10	N	Y							Site is within the settlement boundary.	Remove
S1036	Bus Station	0	Y	Y							Site is within the settlement boundary. Site has been permitted/completed.	Remove
S1053a	Land opposite Longhedge Farm	1	Y								Site has been permitted/completed.	Remove
S1053b	Land to East of A345, Longhedge	78	Y								Site has been permitted/completed.	Remove
S1058	Land off Devizes Road	46	N	N	N	N	N	N	46	Y	Site is not considered to be developable. It is uncertain how suitable access could be achieved due to significant change in levels.	Remove

Area of search: Salisbury and Wilton											
S1072	Land by Dairyhouse Bridge	5	Y							Identified as Principal Employment Area (CP35 of the WCS).	Remove
3136	1 Longhedge Cottages	10	Y							Planning Application for 4 detached dwellings – 16/06154/OUT - was approved at on 3/11/16. The permission covers the whole site area. Site to be removed from further assessment.	Remove
3147	Land at Nadder Bank	5	N	N	P	N	Y			Site partly within SSSI/SAC. Site wholly within Flood Zone 2/3 so removed from further consideration.	Remove
3187	Land at Harnham Business Park	33	N	N	N	N		33	Y	Site does not meet exclusionary criteria, so taken forward for further consideration.	Take forward
3215	Land at Harnham, Part of Bake Farm	69	Y							Site excluded as it is not well related to the settlement. Site not adjacent to the settlement boundary and not adjacent to a SHLAA site that is.	Remove
3267	Citizens Advice Office, 18 College Street	3								Site has been removed as it is within the settlement boundary and capacity of site is below 5 dwellings threshold before strategic criteria applied.	Remove

Area of search: Salisbury and Wilton														
3272	Land at Rowbarrow, Odstock Road	149	P	N	N	N	N	N	N	22	Y	Y	Part of site has been permitted / completed. Site partially contains a Scheduled Ancient Monument. Remainder of site does not meet exclusionary criteria, so it has been taken forward for further consideration.	Take forward
3381	Land at Manor Farm Rd, Ford	12	Y										Site is listed as strategic site for development under WCS Core Policy 25 'Old Sarum Airfield' so has been removed from further consideration.	Remove
3396	White Gates, Netherhampton Road	11	N	Y									Site has been removed as it is within the settlement boundary.	Remove
3421	Land adjacent A354, south of Salisbury	330	N	N	N	N	N	N	N	330	Y	Y	Site does not meet exclusionary criteria, so taken forward for further consideration.	Take forward
3422	Land adjacent to A338 and Park & Ride site	46	N	N	N	N	N	N	N	19	Y	N	Partially within Woodbury scheduled monument. Access is only suitable via SHLAA site 3272 and it is not known if this is achievable. Site should be removed from further consideration.	Remove
3435	Land off Britford Lane, Harnham	45	N	N	N	N	N	N	N	45	Y	N	Partially within Flood Zone 3. The main road is unable to take additional traffic	Remove

Area of search: Salisbury and Wilton											
										from this development and the site should be removed from further consideration.	
3521	Land off Downton Road, adjacent to Park and Ride	27	N	N	N	N	N	N	27	U	Remove
3554a	Land on the south west side of Milford Mill Road (part A)	110	N	N	N	N	N	P	17	Y	Take forward
3554b	Land on the south west side of Milford Mill Road (part B)	29	Y								Remove
Wilton											
S133	Land at the old Wilton Middle School	117	P	N	N	N	N	N	113	P	Remove
S138	Land at The Avenue, Wilton (Wilton Depot)	10	N	Y							Remove
S250	Land at UK Land Command	216	Y								Remove
S251	Land to the east of The Hollows, West of Water	57	N	P	N	N	N	Y	57	Y	Remove

Area of search: Salisbury and Wilton													
	Ditchampton and south of Philip Road											of site has no direct access to the highway. Not developable.	
S252	Garage Block north of The Hollows	1										Site removed as capacity less than the 5 dwellings threshold before strategic criteria applied.	Remove
S254	Land adjacent to Fair View Road (Burden's Ball)	73										Site does not have direct access to highway, not developable.	Remove
s1029	Land off Kingsway	18										Site does not adjoin the settlement boundary and is isolated from built edge.	Remove
s1037	Erskine Barracks	86										Site is permitted / completed.	Remove
s1057	Land rear of Bulbridge Road	201										Part of site is permitted / completed. Remainder of site does not meet exclusionary criteria so taken forward for further consideration	Take forward
3093	Wilton South Downside	19										There is no logical access to the site. Not developable.	Remove
3236	C&O Tractors Ltd, West Street	8										Site partly/within the settlement boundary.	Remove

Table D.4 SHLAA sites considered at Stage 2a at Salisbury and Wilton.

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Salisbury	S8, S9, S55, S58, S60, S64, S69, S71, S93, S95, S97, S115, S116a, S116b, S117, S119, S135, S136, S137, S139, S140, S141, S142, S144, S167, S180, S189, S191, S193, S202, S207, S218, S219, S223, S224, S225, S226, S227, S232, S235, S236, S237, S240, S241, S243, S244, S253, S259, S261, S262, S263, S264, S1020, S1030, S1031, S1032, S1033, S1034, S1035, S1036, S1053a, S1053b, S1058, S1072, 3136, 3147, 3215, 3267, 3381, 3396, 3422, 3435, 3521, 3554b	S61, S80, S159, S178, S1027, S1028, 3187, 3272, 3241, 3554a
Wilton	S133, S138, S250, S251, S252, S254, S1029, S1037, 3093, 3236	S1057

Appendix E: Assessment criteria and output from Stage 2b of the site selection process

- E.1** The Salisbury Community Area comprises the Principal Settlement of Salisbury only. Therefore, there is no Stage 2b assessment of Large Villages within this community area.
- E.2** Housing numbers for Principal Settlement of Salisbury include those planned for the Local Service Centre of Wilton. The housing requirement for the Wilton Community Area Remainder is included within Core Policy 33 (Wilton Area Strategy). Therefore, the outcome of the site selection process for Wilton Community Area Remainder is summarised within the *Wilton Community Area Topic Paper*⁽²¹⁾.

21 See Wiltshire Council (June 2017) Wilton Community Area Topic Paper.

Appendix F: Assessment criteria and output from Stage 3 of the site selection process

Table F:1 Stage 3 colour grading⁽²²⁾

Significant effect	Minor effect	Neutral effect	Uncertain effect	Minor effect	Significant effect
<p>Major adverse effect (---)</p> <p>Site/Option likely to have a significant major adverse effect on the objective with no satisfactory mitigation possible. Site may be inappropriate for housing development</p>	<p>Moderate adverse effect (--)</p> <p>Site/Option likely to have a significant moderate adverse effect on the objective with difficult or problematic mitigation</p>	<p>Neutral or no effect (0)</p> <p>On balance, site/option likely to have a neutral effect on the objective or no effect on the objective</p>	<p>Uncertain effect (?)</p> <p>Effect is uncertain and further information is required to establish potential effects</p>	<p>Minor positive effect (+)</p> <p>Site/Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result</p>	<p>Moderate positive effect (++)</p> <p>Site/Option likely to have a significant moderate positive effect on the objective with substantial improvements likely in the area</p>
	<p>Minor adverse effect (-)</p> <p>Site/Option likely to have a minor adverse effect on the objective because mitigation measures are achievable to reduce the significance of effects</p>				<p>Major positive effect (+++)</p> <p>Option likely to have a significant major positive effect on the objective as it would significantly help resolve an existing issue or maximise opportunities</p>

22 See Wiltshire Council (June 2017), *Topic Paper 2: Site Selection Process Methodology* for how to apply the Sustainability Appraisal (SA) scoring.

Table F.2 Stage 3 Sustainability Appraisal objectives

Sustainability Appraisal objectives	
1	Protect and enhance all biodiversity and geological features and avoid irreversible losses
2	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings
3	Use and manage water resources in a sustainable manner
4	Improve air quality throughout Wiltshire and minimise all sources of environmental pollution
5	Minimise our impacts on climate change and reduce our vulnerability to future climate change effects
6	Protect, maintain and enhance the historic environment
7	Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place
8	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures
9	Reduce poverty and deprivation and promote more inclusive and self-contained communities
10	Reduce the need to travel and promote more sustainable transport choices.
11	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
12	Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Table F.3 Stage 3 scoring summary chart for Salisbury and Wilton

Area of search: Salisbury and Wilton														Is site proposed for Stage 4?					
SHLAA Site Ref	Site Name	Site Capacity	SA Objectives																
			1	2	3	4	5a	5b	6	7	8	9	10	11	12				
Salisbury																			
S61	Land at Hilltop Way	c.11	--	-	-	-	-	-	-	-	-	-	+	+	-	+	+	+	Yes
S80	Land to the north of Old Sarum	c.254	--	--	--	-	-	-	-	-	-	-	+++	--	-	++	+	+	No
S159	Land to the north of Downton Road	c.203	--	-	--	-	-	-	-	-	-	-	+++	--	-	++	+	+	No
S178	Land to the South of Roman Road, Old Sarum	c.187	--	-	--	-	-	-	---	-	-	-	++	--	-	+	+	+	No
S1027	North of Netherhampton Road	c.127	--	-	--	-	-	-	-	-	-	-	++	--	-	+	+	+	Yes
S1028	Land at Netherhampton Road	c.1195	--	--	--	-	-	-	-	-	-	-	+++	++	-	+++	+++	+++	Yes
3187	Land at Harnham Business Park	c.33	--	+	--	-	-	-	0	-	-	-	+	--	-	--	---	---	No
3272	Land at Rowbarrow, Odstock Road	c.122	--	-	--	-	-	-	--	-	-	-	++	--	-	+	+	+	Yes
3421	Land adjacent to A354, Harnham	c.330	--	--	--	-	-	-	--	-	-	-	+++	--	-	+++	++	++	No

Area of search: Salisbury and Wilton													No				
3554a	Land to west of Milford Cate Home	c.17	--	-	--	-	-	-	-	---	-	+	+	+	+	No	
Wilton																	
S1057	Land rear of Bulbridge Road	c.161	--	-	--	-	-	-	-	-	-	+++	--	-	+++	+	Yes

Table F.4

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S61 - Land at Hilltop Way</p>
<p>Site Overview</p> <p>This site option is located in Salisbury. With an area of 0.48ha the site has a potential capacity for approximately 11 dwellings; however, mitigation measures might reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified for this site.</p> <p>One moderate adverse effect has been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1).</p> <p>A range of minor adverse effects have been identified for this site. Development of the site will result in the inevitable loss of greenfield land (SA Obj. 2). Development would lead to a small increase in demand for water and there is a requirement for separate foul and storm drainage disposal systems. Consideration should be given to the delivery of SuDS on site to control the risk of surface water flooding from impermeable surfaces. The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading and therefore further assessment would be required (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate <i>inter alia</i> to noise, dust and lighting. A noise impact assessment should be undertaken due to the proximity of the site to the nearby Old Sarum Airfield (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). Whilst the site is located in Flood Zone 1 and development of the site is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses, the development should incorporate SuDS to minimise vulnerability to climate change. A Flood Risk Assessment may also be required (SA Obj. 5b).</p> <p>Further minor adverse effects are predicted as the site has the potential to impact on skyline views from Old Sarum Airfield Conservation Area and from Old Sarum castle, however these can be mitigated through building type, size, design and location, as well as through landscaping. A detailed Heritage Impact Assessment would need to be undertaken to support any future development at this site. The site has medium to high archaeological potential and archaeological assessment would be required (SA Obj. 6). The site has low intervisibility and effects on the landscape character would be well contained through the implementation of green buffers to any mature trees and hedgerows within and adjacent to the site (SA Obj. 7). The development of this site for a small number of dwellings will generate minor additional vehicle movements on the local road network, especially through private car use (SA Obj. 10).</p> <p>Four minor beneficial effects are identified for this site. Development on the site would help to meet local housing needs in accordance with the policies of the Core Strategy (SA Obj. 8). Due to the small size of the site there is considered to be a positive effect against SA Obj. 9 as it is considered</p>

Sustainability Appraisal - Summary of Assessment

Site S61 - Land at Hilltop Way

that both local junior schools would have capacity to accommodate the very small number of pupils expected from this site; options for secondary education in Salisbury are being reviewed, though it is considered that all existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers (SA Obj. 9). Development of the site will increase the local population and could have a minor contribution to the local economy through use of local shops and services (SA Obj. 11). Minor positive effects are also anticipated through the site generating direct and indirect construction employment, and helping to stimulate the local economy once built (SA Obj. 12).

Notwithstanding the one moderate adverse effect that would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.5

Sustainability Appraisal - Summary of Assessment

Site S80 - Land to the north of Old Sarum

Site Overview

This site option is located in Salisbury. With an area of 19.6ha the site has a potential capacity for approximately 254 dwellings; however, mitigation measures might reduce this number.

Assessment

No major adverse effects have been identified for this site.

Six moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Evidence shows the site is underlain by Grade 3a Best and Most Versatile (BMV) agricultural land. Given the size of the site, mitigating this loss would be problematic (SA Obj. 2). Development would lead to an increase in demand for water. Part of the site lies within a Source Protection Zone and underlying chalk may be susceptible to seasonal groundwater levels; monitoring will be required to determine a suitable storm water disposal system. The downstream sewerage system is at capacity; therefore significant capacity works would be required. Consideration should be given to the delivery of SuDS on site to control the risk of surface water flooding from impermeable surfaces. The site also falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading and therefore further assessment would be required (SA Obj. 3).

There is likely to be a moderate adverse effect on the setting of Old Sarum Airfield Conservation Area. A Heritage Impact Assessment would need to be undertaken to support any future development at this site. There is also very high archaeological potential on site and archaeological assessment would be required (SA Obj. 6). Although there are no landscape designations in the area, the site has medium intervisibility and would have significant adverse effects on the views

Sustainability Appraisal - Summary of Assessment

Site S80 - Land to the north of Old Sarum

from the adjacent bridleway WINT13. The site is located within a Special Landscape Area (saved SDLP policy C6) and development would result in encroachment into the rural countryside extending Salisbury further north, having moderate adverse effects on the character and appearance of the area (SA Obj.7). The site falls in the catchment area of Wyndham Infants and St Mark's Juniors. Due to capacity issues, neither school would currently have enough places to meet demand generated by this size of development. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be needed either onsite or in the vicinity of this site for development to proceed. Provision of land for a new primary school on this site is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found (SA Obj. 9).

A number of minor adverse effects have been identified. The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. The Portway is likely to be a source of ambient noise and is recognised as an issue at this site; a noise impact assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).

Whilst the site is located in Flood Zone 1 and development of the site is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses, there may be issues relating to ground conditions and the ability to implement SuDS. Monitoring will be required to determine a suitable storm water disposal system. A Flood Risk Assessment would also be required (SA Obj. 5b). The site is located to the north of Salisbury, 3km from the city centre which would not enable opportunities for walking and cycling to key local facilities. Development is also likely to generate some additional traffic on the local road network. (SA Obj. 10).

The assessment has also identified several beneficial effects. Major positive effects are considered due to the size of the site and this would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units (SA Obj. 8). Moderate positive effects are considered as development of the site will also increase the local population and could contribute to the local economy through use of local shops and services (SA Obj. 11) and minor benefits are identified as the site will generate direct and indirect construction employment, and help to stimulate the local economy once built (SA Obj. 12).

Given the number of moderate adverse effects associated with this site, the site is considered to be less sustainable in this area of search.

Table F.6

Sustainability Appraisal - Summary of Assessment

Site S159 - Land to the north of Downton Road

Site Overview

Sustainability Appraisal - Summary of Assessment

Site S159 - Land to the north of Downton Road

This site option is located in Salisbury. With an area of 13.53ha the site has a potential capacity for approximately 203 dwellings; however, mitigation measures might reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Five moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development would lead to an increase in demand for water. There is limited capacity in the local water mains and network reinforcement would be required. Consideration should be given to the inclusion of Sustainable Drainage Systems on site to control the risk of surface water flooding from impermeable surfaces. The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading and therefore further assessment would be required (SA Obj. 3).

The site is located adjacent to the Salisbury Conservation Area and in close proximity to listed buildings at Bridge Farm, and development would result in adverse effects on their setting. The development could also contribute to infilling between Salisbury and Britford which would contribute towards potential impacts on the setting of the Britford Conservation Area. A Heritage Impact Assessment would be required. The site also has medium / high archaeological potential and an archaeological assessment would be required (SA Obj. 6). The site is located within a Special Landscape Area (saved SDLP policy C6). There is existing development to the south and west of the site but to the north and east there is potential for significant landscape impacts (SA Obj.7). The site is within the Longford Primary school catchment. The school only has 3 classes and is on a very small site. The next nearest schools are the Harnham Schools which are full and also not capable of expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on this site is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found (SA Obj. 9).

A number of minor adverse effects have been identified. Evidence shows the site is underlain by Grade 3a Best and Most Versatile (BMV) agricultural land and this would be lost as a result of the development (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1 however is adjacent to Flood Zone 2/3 and approximately 300m from the River Avon. Further detailed modelling and a Flood Risk Assessment will be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources. Development of the site should incorporate Sustainable Drainage Systems (SA Obj. 5b). The site is 1.8km from the city centre and therefore would not be very accessible by walking or cycling to

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S159 - Land to the north of Downton Road</p>
<p>key local facilities. Development is also likely to generate some additional traffic on the local road network. The location of the site however does enable further opportunities to increase accessibility by sustainable modes of transport (SA Obj. 10).</p> <p>The assessment has also identified several beneficial effects. Major positive effects are considered due to the size of the site which would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units (SA Obj. 8). Moderate positive effects are considered as development of the site will increase the local population and could contribute to the local economy through use of local shops and services (SA Obj. 11) and minor positive effects are identified as the site will generate direct and indirect construction employment, and help to stimulate the local economy once built (SA Obj. 12).</p> <p>Given the number of moderate adverse effects associated with this site, the site is considered to be less sustainable in this area of search.</p>

Table F.7

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S178 -Land to the south of Roman Road</p>
<p>Site Overview</p> <p>This site option is located in Salisbury. With an area of 12.60ha the site has a potential capacity for approximately 187 dwellings; however, mitigation might reduce this number.</p>
<p>Assessment Results</p> <p>One major adverse effect has been identified for this site. This site is directly adjacent to the Stratford Sub Castle Conservation Area and approximately 100m from Old Castle Inn listed building. The site is also in a very sensitive part of the setting of Old Sarum scheduled monument and airfield Conservation Area. Views to and from Old Sarum are likely to be severely impacted by development on this site. The site also has high/very high archaeological potential. This site is in such a prominent position within the landscape that it would be extremely difficult to mitigate these impacts (SA Obj. 6).</p> <p>Four moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development would lead to an increase in demand for water. There are no available local sewers. Consideration should be given to the inclusion of Sustainable Drainage Systems on site to control the risk of surface water flooding from impermeable surfaces. The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading and therefore further assessment would be required (SA Obj. 3). While there are no landscape designations in the area, the site is located in a rural fringe setting with high intervisibility and is</p>

Sustainability Appraisal - Summary of Assessment

Site S178 -Land to the south of Roman Road

located within a Special Landscape Area (saved SDLP policy C6). Development on this site would be detrimental to the views in and out of Old Sarum as the site is within a prominent, open location (SA Obj. 7). The site falls in the catchment area of Wyndham Infants and St Mark's Junior. Due to capacity issues, neither school would have enough places to meet demand generated by this size of development. The Infant School is on a small site, but the Juniors site is larger and may offer some expansion potential. However, it is not clear that any expansion of St Mark's could deal with the additional demand from this site. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on this site is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found (SA Obj. 9).

A number of minor adverse effects have been identified. Development of the site will result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1 but a Flood Risk Assessment would be required due to the size of the site (SA Obj. 5b). The site is quite removed from the city centre of Salisbury therefore development is likely to generate additional traffic on the local road network. The location of the site does however enable further opportunities to increase accessibility by sustainable modes of transport (SA Obj.10).

The assessment has identified one moderate beneficial effect. Development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant number of affordable units alongside open market units (SA Obj. 8). Two minor beneficial effects have also been identified. Development would increase the local population and could contribute to the local economy through use of local shops and services (SA Obj. 11) and generate direct and indirect construction employment, and help to stimulate the local economy once built (SA Obj. 12).

Given the one major adverse effect identified in relation to this site, it is recommended that this site should not be considered further in the site selection process.

Table F.8

Sustainability Appraisal - Summary of Assessment

Site S1027 - North of Netherhampton Road

Site Overview

This site option is located in Salisbury. With an area of 5.65ha the site has a potential capacity for approximately 127 dwellings; however, mitigation might reduce this number.

Sustainability Appraisal - Summary of Assessment

Site S1027 - North of Netherhampton Road

Assessment Results

No major adverse effects have been identified for this site.

Three moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development would lead to an increase in demand for water. There is capacity available for water supply with minor upsizing work. However, there is limited capacity in local sewers; it would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. Consideration should be given to the inclusion of Sustainable Drainage Systems on site to control the risk of surface water flooding from impermeable surfaces. The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading and therefore further assessment would be required (SA Obj. 3). The site is in the catchment of Harnham Infant and Junior Schools. Both schools already have a considerable number of mobile classrooms to cope with existing demand and only have a small number of surplus places. The schools are co-located on one site which would not be large enough to permit any further expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may be required (SA Obj. 9).

The remaining adverse effects identified are assessed to be minor. Development of the site will result in the inevitable loss of greenfield land, of which some may be best and most versatile agricultural land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located fully in Flood Zone 1 however is adjacent to Flood Zones 2/3. A sufficient buffer zone should be left between any new development and the floodplain associated with the River Avon, which could affect the area available for development. A Flood Risk Assessment would be required (SA Obj. 5b). This site is not considered to impact on designated heritage assets but is located in an area that is sensitive in terms of the setting of the cathedral. The site has medium archaeological potential and archaeological assessment would be required (SA Obj. 6). The site has low intervisibility and development of the site would result in the loss of an arable field. Any effects on the landscape are likely to be fairly well contained and linked to the existing site and surroundings, and impacts can be mitigated through planting (SA Obj. 7). The site is considered to be in a very accessible location enabling opportunities for walking and cycling to key local facilities, however development is also likely to generate some additional traffic on the local road network. The location of the site does however enable further opportunities to increase accessibility by sustainable modes of transport (SA Obj. 10).

The assessment has also identified several beneficial effects. A moderate beneficial effect has been identified as development of this size would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver affordable units alongside

Sustainability Appraisal - Summary of Assessment

Site S1027 - North of Netherhampton Road

open market units (SA Obj. 8). Minor beneficial effects have also been identified as development would generate direct and indirect construction employment, and help stimulate the local economy once built (SA Obj. 12) and would increase the local population and could contribute to the local economy through use of local shops and services (SA Obj. 11)

Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.9

Sustainability Appraisal - Summary of Assessment

Site S1028 - Land at Netherhampton Road

Site Overview

~~This site option is located in Salisbury. With an area of 79.6ha the site has a potential capacity for approximately 135 dwellings; however, mitigation measures might reduce this number.~~

No major adverse effects have been identified for this site.

Three moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of this site would result in the loss of a large area of both Grade 3a and Grade 2 Best and Most Versatile agricultural land, the mitigation of which would be problematic given the size of the site (SA Obj. 2). Development would lead to an increase in demand for water and given the size of development, a capacity appraisal would be required to confirm the scope and extent of strategic works required to service new development on this site. Consideration should be given to the inclusion of Sustainable Drainage Systems on site to control the risk of surface water flooding from impermeable surfaces. The site also falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading and therefore further assessment would be required (SA Obj. 3).

Six minor adverse effects have been identified. Development of this site is likely to increase traffic on local roads, which may impact on local air quality. However, the site does not fall within an Air Quality Management Area (AQMA) and vehicle movements are able to be mitigated (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located in Flood Zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk. Nevertheless, due to the size of the site a Flood Risk Assessment would be required (SA Obj. 5b). This site is not located in or near to any conservation area or heritage designation and is not located in the vicinity of any listed buildings. It is considered that there would be few impacts on designated heritage assets in the area. The site has high archaeological potential but the site is large and the exact extent is unknown – preservation in situ is possible (SA Obj. 6). Landscape impacts are considered to be minor – there are no landscape designations in proximity to the site and the site allows for significant

Sustainability Appraisal - Summary of Assessment

Site S1028 - Land at Netherhampton Road

provision of open space, GI and landscaping to help reduce any impacts (SA Obj. 7). This site is in a fairly accessible location for the city centre that could help reduce the need to travel and/or reliance on the private car. Vehicle movements are likely to increase; however, there will be significant opportunities to improve public transport accessibility in this area. A detailed transport impact assessment will be required to understand impacts on the local and strategic road network and how these will be mitigated (SA Obj. 10).

The assessment has identified three major beneficial effects. Development of a site of this size would help significantly to meet local housing needs and those of the wider HMA, in accordance with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units (SA Obj. 8). Development would increase the local population and could contribute significantly to the local economy through use of local shops and services (SA Obj. 11) and due to the size of this site it would generate significant direct and indirect construction employment, helping to stimulate the local economy once built (SA Obj. 12).

A moderate positive effect has also been identified as the scale of development will help to reduce poverty and deprivation in the local and wider community through provision of a range of house sizes and tenures. The capacity issues in relation to GP surgeries and local infant/primary schools can be accommodated through on site provision due to the size of the site and anticipated number of dwellings (SA Obj. 9).

Notwithstanding the three moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search. The size of this site will allow for likely environmental adverse effects to be mitigated and the social and economic benefits of developing this site are considered to be significant.

Table F.10

Sustainability Appraisal - Summary of Assessment

Site 3187 - Land at Harnham Business Park

Site Overview

This site option is located in Salisbury. With an area of 1.39ha the site has a potential capacity for approximately 33 dwellings; however, mitigation measures might reduce this number.

Assessment Results

One major adverse effect has been identified for this site. Development of the site for residential development would result in the direct loss of employment land and would significantly adversely affect the industrial estate. It would therefore go against the aims of SA Objective 12 and major adverse effects are considered likely as a result (SA Obj. 12).

Five moderate adverse effects have been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss /

Sustainability Appraisal - Summary of Assessment

Site 3187 - Land at Harnham Business Park

damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Whilst there is capacity to supply water to the site, there would be some minor upsizing required. There is however limited foul capacity available to accommodate between 20-30 dwellings. The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading, therefore further assessment would be required (SA Obj. 3). Although the site is located in Flood Zone 1, there are issues related to groundwater and lack of opportunity for Sustainable Drainage Systems at this site. A Flood Risk Assessment would be required (SA Obj. 5b). The site is in the catchment of Harnham Infant and Junior Schools. Both schools already have a considerable number of mobile classrooms to cope with existing demand and only have a small number of surplus places. The schools are co-located on one site which would not be large enough to permit any further expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required for any further development to proceed in this area. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered (SA Obj. 9). Although the development would support the local economy by increasing the population using local services and facilities, development of this site would lead to the direct loss of designated employment land and would eliminate employment land in Salisbury which would be contrary to Core Strategy Policies (SA Obj. 11).

The assessment has also identified a range of minor adverse effects. The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A noise impact assessment would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site does not fall within any landscape designation and is located in an urban fringe setting with low intervisibility however some planting would be required to mature hedgerow / woodland (SA Obj. 7). The development of the site would provide housing in a location with a reasonable level of access to the local services and facilities in Salisbury city centre however not within walking distance. Development will inevitably lead to an increase in private car use and travel movements in this area (SA Obj. 10).

The site is previously developed and archaeological potential is low. There are no heritage assets likely to be affected by development. As such a neutral effect is expected (SA Obj. 6).

The assessment has also identified two minor beneficial effects. The site is previously developed land and therefore meets the aims of SA objective 2; however, there could potentially be contamination issues which would require a higher level of remediation for residential use and therefore further assessment would be required (SA Obj. 2). The site would contribute to housing supply and could deliver affordable units alongside open market units (SA Obj. 8).

Given the major adverse effects assessed in terms of the loss of employment land, this site should not be considered further in the site selection process.

Table F.11

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 3272 - Land at Rowbarrow</p>
<p>Site Overview</p> <p>This site option is located in Salisbury. With an area of 6.6ha the site has a potential capacity for approximately 122 dwellings; however mitigation might reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified for this site.</p> <p>Four moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development on this site will lead to an increase in demand for water in the area however there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. However, the site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading, therefore further assessment would be required (SA Obj. 3). The southern part of the site is located within the boundary of Woodbury Ancient Villages Scheduled Monument and the development may have a significant effect on the setting of this Scheduled Monument. A Heritage Impact Assessment would be required. This site also has high archaeological potential. Part of the site is the site of a scheduled Iron Age settlement and palaeolithic site of international significance, and therefore an archaeological assessment would be required (SA Obj. 6). The site is within the Longford Primary catchment. The school only has 3 classes and is on a very small site. The school could not be expanded to cater for the potential increase that would be generated by this site. The next nearest schools are the Harnham Schools which are also not capable of expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found (SA Obj. 9).</p> <p>The assessment has also identified a range of minor adverse effects. Available evidence demonstrates that the site is underlain by BMV agricultural land and development would result in its permanent loss (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate inter alia to noise, dust and lighting. A road traffic noise assessment will be required as well as an assessment of noise from the adjacent depot and Park and Ride site (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located fully in Flood Zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk. Nevertheless, due to the size of the site a Flood Risk Assessment would be required (SA Obj. 5b). The site is located in a rural fringe setting and development of this site may have adverse effects on views</p>

Sustainability Appraisal - Summary of Assessment

Site 3272 - Land at Rowbarrow

from the PRow on the southern boundary (SA Obj. 7). The site is in a reasonably accessible location but 1.7km from the city centre and development will inevitably generate some additional traffic on the local road network (SA Obj. 10).

The assessment has also identified beneficial effects. A moderate beneficial effect is identified as the site would provide a significant number of dwellings (both affordable and market rate) (SA Obj. 8). Minor beneficial effects associated with the increase in population from development contributing to the local economy through use of local shops and services (SA Obj. 11) as well as the development generating direct and indirect construction employment opportunities (SA Obj. 12).

Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.12

Sustainability Appraisal - Summary of Assessment

Site 3421 - Land adjacent to A354, Harnham

Site Overview

This site option is located in Harnham, Salisbury. With an area of 21.9ha the site has a potential capacity for approximately 330 dwellings; however, mitigation measures might reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Five moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Evidence demonstrates that the site is underlain by BMV agricultural land and development would result in its permanent loss. Given the size of the site, mitigation for this loss is likely to be problematic (SA Obj. 2). Development on this site will lead to an increase in demand for water in the area however there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. However, the site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading, therefore further assessment would be required. Consideration should be given to the inclusion of Sustainable Drainage Systems onsite to control the risk of surface water flooding from impermeable surfaces (SA Obj. 3).

The site is located adjacent to Woodbury Ancient Villages Scheduled Monument. It is considered that there may be some moderate adverse impacts on the setting of this Scheduled Monument as a result of the proposed housing development. The site is also considered to have medium to high archaeological potential. A detailed Heritage Impact Assessment and archaeological investigation would be required (SA Obj. 6). The site is within the Harnham Primary catchment. Harnham Infants

Sustainability Appraisal - Summary of Assessment

Site 3421 - Land adjacent to A354, Harnham

and Juniors are full and unlikely to be able to expand. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered (SA Obj. 9).

The assessment has also identified a range of minor adverse effects. The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting. A road traffic noise impact assessment would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located in Flood Zone 1 however due to the size of the site a Flood Risk Assessment would be required. Monitoring would also be required to determine a suitable storm water disposal system which may have an impact on the size and area of development (SA Obj. 5b). There is high visibility from sensitive receptors however landscape mitigation should sufficiently mitigate the visual impact (SA Obj. 7). The site is approximately 1.7km from the city centre and despite the availability of bus services the development of the site would increase private vehicle journeys in the local area.

Major beneficial effects have been identified as the site could provide a significant number of dwellings (both affordable and market rate) (SA Obj. 8), the increase in population would support the local economy and businesses (SA Obj. 11). A moderate beneficial effect is assessed through the direct and indirect creation of construction employment opportunities, which would help stimulate the local economy once built (SA Obj. 12).

Given the number of moderate adverse effects associated with this site, the site is considered to be less sustainable in this area of search.

Table F.13

Sustainability Appraisal - Summary of Assessment

Site 3554a - Land to west of Milford Care Home

Site Overview

This site option is located in Salisbury. With an area of 4.89ha this site has a potential capacity for approximately 17 dwellings; however, mitigation measures might reduce this number.

Assessment Results

One major adverse effect has been identified for this site. The site is located in close proximity to a number of heritage assets. The site is situated adjacent to the Grade II listed Milford House care home and adjacent to the north of the site is the Grade I Listed Milford Bridge which dates from around 1600. To the north of Milford Mill road, adjacent to the site, lies Milford Farm, which is

Sustainability Appraisal - Summary of Assessment

Site 3554a - Land to west of Milford Care Home

scheduled for its medieval pottery kilns. The bridge, the farm and the house in part derive their interest from being located in a rural setting. Development in the eastern part of the site is likely to harm the setting of Milford House. Given the proximity of designated and undesignated heritage assets and a strong rural character to the area, development of this site for housing is likely to result in major adverse effects that cannot be mitigated (SA Obj. 6).

Three moderate adverse effects have been identified for this site. The site is on the banks of the River Bourne which forms part of the River Avon SAC and SSSI. Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. Further assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Residential development of the site will lead to an increase in demand for water in the area. There is limited capacity available from local mains and therefore network reinforcement is likely to be required. Existing public sewers cross the site and therefore statutory easements apply and sewers may need to be diverted. Much of the site is at risk from surface water flooding and soakaways and infiltration are unlikely to work. Further assessment is also required due to potential effects on the River Avon SAC (SA Obj. 3). The northwest boundary of the site is formed by the banks of the river Bourne, and the majority of this site is located in Flood Zone 3, leaving only the eastern part of the site within Flood Zone 1. Allowing for a buffer to the area of Flood Zone 3 would significantly reduce the developable area and the capacity of the site. Further detailed modelling work and a Flood Risk Assessment would be required (SA Obj. 5b).

Minor adverse effects are also identified for this site. Development of the site will result in the inevitable loss of agricultural land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate inter alia to noise, dust and lighting. Noise impacts from the adjoining railway line would need to be assessed as would noise and potentially odour impact of industrial uses on Southampton Road. (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). A Special Landscape Area is located to the east of the site however landscape planting could reduce adverse effects from development. A public right of way crosses the site, and this would need to be retained through any development of the site (SA Obj. 7). The site is served by a range of proximate services and facilities, although private car journeys will be generated by development as future residents are likely to access facilities further afield (SA Obj. 10).

The assessment has also identified four minor beneficial effects. The site would provide a number of dwellings, contributing to the local economy (SA Obj. 8). Local schools have capacity to accommodate the very small increase in students associated with a development of this scale (SA Obj. 9). The increase in population would support the local economy and businesses (SA Obj. 11) and directly and indirectly create construction employment opportunities, which would help stimulate the local economy once built (SA Obj. 12).

Due to the major adverse effects on heritage assets which could not be mitigated, it is recommended that this site is not considered further in the site selection process.

Assessment of the Wilton site option

Table F.14

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site S1057 - Land rear of Bulbridge Road, Wilton</p>
<p>Site Overview</p> <p>This site option is located in Wilton. With an area of 13.40ha the site has a potential capacity for approximately 161 dwellings; however, mitigation measures might reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified for this site.</p> <p>Three moderate adverse effects have been identified. The site is situated close to Ugford Meadow County Wildlife Site (CWS). The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Further assessment is required if the site is taken forward into any subsequent stage of the selection process. (SA Obj. 1). There is limited capacity for the sewerage network to accommodate additional demand. Consequently, a capacity appraisal would be required. There would be a need for long sewer capacity improvements downstream and much of the site is located within Source Protection Zones 1, 2 and 3 (SA Obj. 3). There is no capacity at the primary school and a new school would be required onsite to accommodate any further housing development in Wilton. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered (SA Obj. 9).</p> <p>Minor adverse effects have also been assessed for this site. Evidence suggests that the site is underlain by BMV agricultural land and the development of the site would result in its permanent loss (SA Obj. 2). The Air Quality Management Area on the A36 (T) Wilton Road has recently been extended and consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is within Flood Zone 1. A Flood Risk Assessment would however be required due to the size of the development. The feasibility of utilising Sustainable Drainage Systems would also need to be assessed (SA Obj. 5b). Wilton House Registered Park and Garden is approximately 150m from the site however, there are no listed buildings, Scheduled Monuments or Conservation Areas located close to the site. The site however has medium archaeological sensitivity and archaeological assessment would be required (SA Obj.6). The site lies outside of the Cranborne Chase and West Wiltshire Downs AONB, albeit adjoining the boundary on its western edge. Development of the site would need to be delivered in a manner which responds to the landscape sensitivities in this area. The western site boundary adjoins restricted byway WILT10, the character of which could be altered by the development. It is likely that a landscape buffer to the PROW would need to form part of any future development of the site (SA Obj. 7). Access to the site is good, however, private car journeys will be generated by development as future residents access facilities further afield (SA Obj. 10).</p>

Sustainability Appraisal - Summary of Assessment

Site S1057 - Land rear of Bulbridge Road, Wilton

Major beneficial effects are anticipated as the site could provide up to approximately 161 dwellings which would significantly boost the supply of housing, including affordable housing (SA Obj. 8). Additionally a major benefit is assessed as an increase in population would support local services (SA Obj. 11). A minor benefit is assessed as the development would directly and indirectly create construction job opportunities (SA Obj. 12).

Notwithstanding the moderate adverse effects that would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.15

Sustainability Appraisal - Conclusions & Recommendations

The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further.

The following conclusions and recommendations are reached:

More sustainable options for development:

- Site S61 - Land at Hilltop Way, Salisbury
- Site s1027 - North of Netherhampton Road, Salisbury
- Site S1028 - Land at Netherhampton Road, Salisbury
- Site S1057 - Land rear of Bulbridge Road, Wilton
- Site 3272 - Land at Rowbarrow, Odstock Road, Salisbury

Less sustainable options for development:

- Site S80 - Land to the north of Old Sarum, Salisbury
- Site S159 - Land to the north of Downton Road, Salisbury
- Site 3421 - Land adjacent to A354, Harnham, Salisbury

Sites which should not be considered further:

- Site S178 - Land to the south of Roman Road, Old Sarum, Salisbury
- Site 3187 - Land at Harnham Business Park, Salisbury
- Site 3554a - Land to west of Milford Care Home, Salisbury

Appendix G: Assessment criteria and output from Stage 4a of the site selection process

Assessment of site options

- G.1** The purpose of this stage, which involves five steps, is to select those 'SHLAA sites' that can be site allocations in Salisbury and Wilton. ⁽²³⁾
- G.2** The 'more sustainable' sites (site options) resulting from the assessment in Stage 3 are individually assessed in more detail for suitability and fit with the area strategy (steps 1-4). The conclusion selects preferred sites (step 5).
- G.3** It has not been necessary to consider 'less sustainable' sites having regard to the local indicative housing requirements.

Table G.1 Site options resulting from Stage 3

SHLAA ref	Site Name	SHLAA site area (ha)	SHLAA capacity ⁽²⁴⁾
S61	Land at Hilltop Way, Salisbury	0.47	11
S1027	North of Netherhampton Road, Salisbury	5.64	127
S1028	Land at Netherhampton Road, Salisbury	79.63	1,195
S1057	Land rear of Bulbridge Road, Wilton	13.4	161
3272	Land at Rowbarrow, Salisbury	6.6	122
TOTALS			1,616

23 The Principal Settlement of Salisbury extends beyond Salisbury Community Area into adjoining parishes that are within the Southern Wiltshire and Wilton Community Areas. The indicative housing requirement for Salisbury includes Wilton, although Wilton is identified as a Local Service Centre.

24 Reduced capacity of SHLAA site following consideration of strategic criteria (see Stage 2a)

G.4 The discussion that follows focuses upon place/site specific constraints that will need to be addressed in policy terms in order to facilitate development. Much of what will be required to support subsequent planning applications will be guided by policies of the Wiltshire Core Strategy, national planning policy, guidance and standing advice. Therefore, matters such as the need for a Flood Risk Assessment and Heritage Impact Assessment will be directed by existing policy/advice and therefore not repeated throughout these reports. However, a range of Community Areas concerns/considerations have been raised by consultees at Stage 4A. For completeness, they are listed in the following table.

Table G.2 Generic considerations/ constraints and requirements to be addressed

Generic considerations/constraints	Requirements to be addressed
<p>The HRA screening assessment identified that development at Salisbury could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. The Lower Avon is a high risk catchment. Advice in terms of addressing such matters is set out in the Council's River Avon SAC Conservation Strategy and via Natural England.</p>	<p>The HRA screening assessment identified that development at the settlement level could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss / damage. Any subsequent development proposals would need to be supported by a comprehensive ecological and drainage surveys. The findings from such work would need to inform development proposals and mitigation measures. Guidance should also be sought from Natural England in preparing any subsequent planning application.</p>
<p>Topic Paper 3 identifies a need for a greater intervention by the Plan in order to ensure a continuity of land supply over the remainder of the Plan period.</p> <p>The residual indicative requirement is comparatively modest. It is 173 dwellings. Topic Paper 3 refers to land supply in the HMA being dependant to a significant extent on the development of a few large Wiltshire Core Strategy allocations. This is the case in the South Wiltshire HMA where the surety of supply is highly dependent upon the redevelopment of a large allocation at Churchfields in Salisbury. The development of this site has been delayed and hence the allocation of additional land for housing would maintain supply and provide competition in the local market.</p>	<p>Salisbury is a Principal Settlement and a focus for significant housing development in the overall South Wiltshire Housing Market Area (HMA). The consideration of 'more sustainable' site options could lead to additional supply that exceeds the residual indicative requirement for the remainder of the Plan period. This would be necessary to compensate for a delay to the development of the Churchfields strategic site allocation and to provide contingency that ensures housing land supply that achieves Plan objectives.</p>
<p>Education capacity at primary level is significantly constrained at present. The pressure on existing schools will increase as a result of needing to address the indicative housing shortfall at the City over the Plan period to 2026.</p>	<p>An additional primary school would need to be provided to address a limited capacity and support planned growth.</p>

<p>There is no certainty that additional capacity will be provided by alternative means through the private, voluntary or public sectors. The evidence points to a new school being provided as part of planned allocations. However, by itself, the scale of the residual indicative requirement in terms of new dwellings falls well short of what would support such provision.</p> <p>The need to ensure housing land supply in the HMA (see above) justifies a greater level of intervention and a larger scale of provision. If this took the form of one or more larger sites, then those sites could support the inclusion of a new school.</p>	<p>In addition, capacity in existing secondary schools would need to be assessed and, where appropriate, addressed in order to support further housing development across the City.</p>
<p>On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026.</p>	<p>Additional capacity would need to be provided to address limited capacity and support planned growth. This may be delivered by development funding contributions toward and/or provision of health facilities.</p>
<p>There are ongoing pressures on the highway network through Salisbury with significant congestion at peak times. The A36 Trunk Road experiences queuing and delay, particularly at peak times, and is therefore sensitive to increases in traffic flows.</p>	<p>Development would likely lead to impacts on the road network through Salisbury, including increased congestion and reductions in air quality. A holistic approach to resolving such impacts through comprehensive mitigation measures would be required in order to support development proposals. Refreshing the Salisbury Transport Strategy would develop measures to accommodate growth and maintain the efficiency of the transport network. This would be developed alongside the assessment and development of site specific measures.</p>
<p>Land surrounding Salisbury features extensive areas of Best and Most Versatile (BMV) agricultural land.</p>	<p>Where possible, development should be located so as to reduce the loss of BMV land. However, in some cases, the benefits of providing a significant number of additional homes on BMV land will outweigh the disadvantages of the loss of the agricultural land.</p>
<p>Development at all sites is an opportunity to improve pedestrian and cycle access to local amenities.</p>	<p>All sites should incorporate pedestrian and cycle permeability and maximise linkages to existing routes from the site. It is recommended that all sites contribute to provision of new cycle infrastructure in line with Wiltshire Council's Salisbury Cycle Network.</p>

SHLAA ref	Site Name
Site S61	Land at Hilltop Way

Figure G.1 Site S61 - Land at Hilltop Way

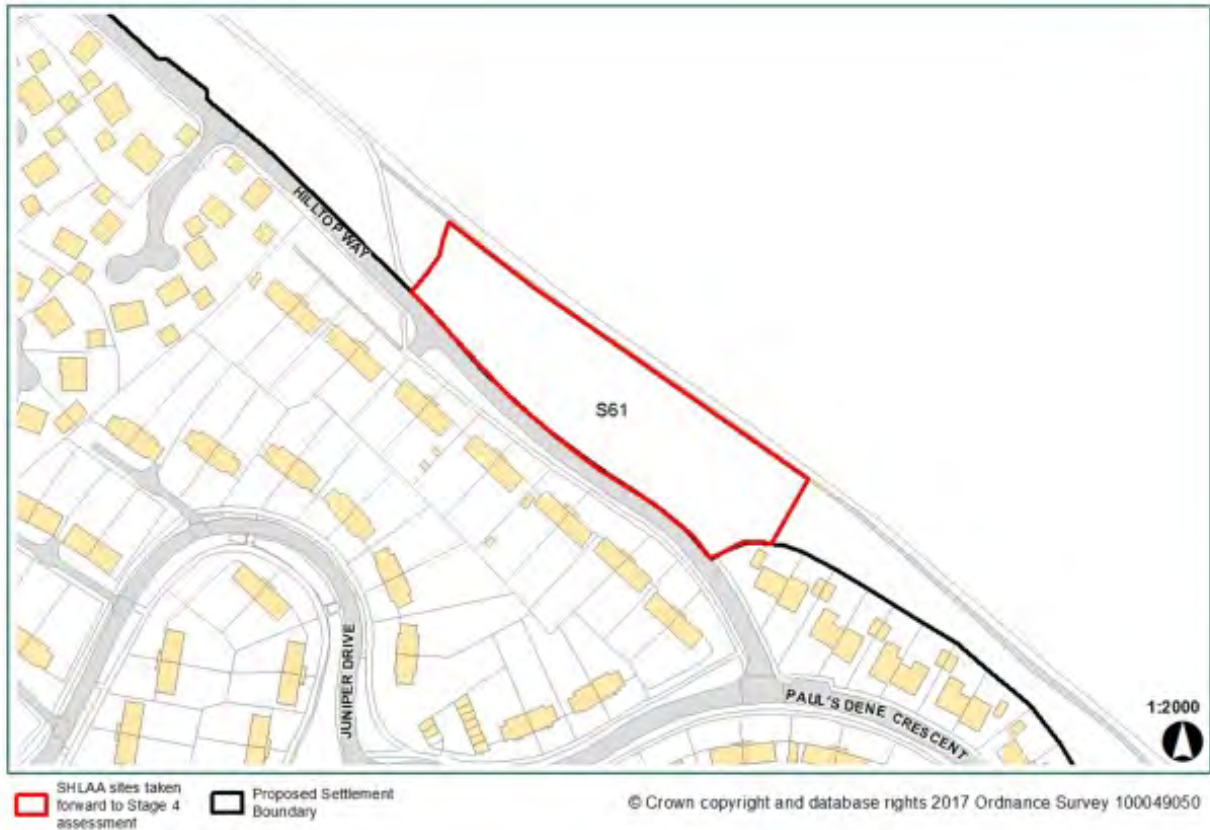


Table G.3 Site S61 - Land at Hilltop Way

SHLAA ref	Site Name
Site S61	Land at Hilltop Way
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> Reptile surveys have shown a high number of slow worms at this site. Before any development takes place on this site, a mitigation scheme for translocation of reptiles and enhancement of a reptile receptor should be agreed by Wiltshire Council following advice from Defra/Natural England This may affect the dwelling capacity of the site. <p>AIR QUALITY AND ENVIRONMENTAL POLLUTION</p> <ul style="list-style-type: none"> Due to the proximity of Old Sarum airfield, a noise assessment would be required to accompany any future planning application. Any measures

SHLAA ref	Site Name
Site S61	Land at Hilltop Way
	<p>necessary to limit noise impacts would be incorporated in detailed design following advice from relevant expertise. This is likely to be a matter capable of resolution and unlikely to affect the dwelling capacity of the site.</p> <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> There is potential for adverse impacts on skyline views from Old Sarum Airfield Conservation Area and from Old Sarum Castle. Any such impacts will need to be mitigated through building type, size, design and siting. The site has medium to high archaeological potential, therefore an archaeological evaluation will be required. Measures are not likely to affect the scale of development on the site. <p>LANDSCAPE</p> <ul style="list-style-type: none"> PRoW SALS31A runs along the northern boundary of the site from which there are open views of the site. This PRoW should remain open during construction and operation, if possible, and views from the PRoW mitigated through use of a Green Infrastructure buffer. Access to the adjacent Country Park could also be provided from this PRoW.
Accessibility	<p>The site is situated to the north of Salisbury. The city centre is approximately 2km away. The site is not considered to be within a reasonable walking/cycling distance to the city centre, although there is access to local bus routes.</p> <p>Vehicular access would be achieved via St Francis Rd and Hilltop Way. The site is adjacent to Hilltop Way. Development of this small site is not considered likely to lead to congestion or highway safety problems.</p>
Overall suitability	<p>Mitigation measures to reduce the likely minor adverse effects of developing this site are considered to be reasonable and achievable.</p> <p>Considering the effects noted above and taking account of required mitigation measures, the site capacity would be capable of delivering approximately 10 dwellings.</p>
Step 2	
Fit with area strategy	<p>This site would provide a small proportion of the residual indicative requirement of 173 homes remaining to be met by 2026.</p> <p>Development of this site would fit within the vision for the City. Salisbury is designated a Principal Settlement in the Wiltshire Core Strategy. As such, it is a strategically important centre and primary focus for development in the South Wiltshire HMA.</p>
Step 3	

SHLAA ref	Site Name
Site S61	Land at Hilltop Way
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>The site is in an accessible and sustainable location capable of being served by existing highways infrastructure. The site is not of a size that will significantly add to pressures on local infrastructure, services and facilities. Access can be provided from this site to the adjacent Country Park, thereby providing potential health benefits to future residents.</p> <p>All of the potential minor adverse effects associated with developing the site are considered to be capable of being addressed by straightforward mitigation measures. Given the relatively minor nature of effects, allied to the limited benefits in terms of the scale of residential development and scope for affordable housing, it is considered that minor sustainability benefits would result from development.</p>

SHLAA ref	Site Name
Site S1027	North of Netherhampton Road

Figure G.2 Site 1027 - North of Netherhampton Road

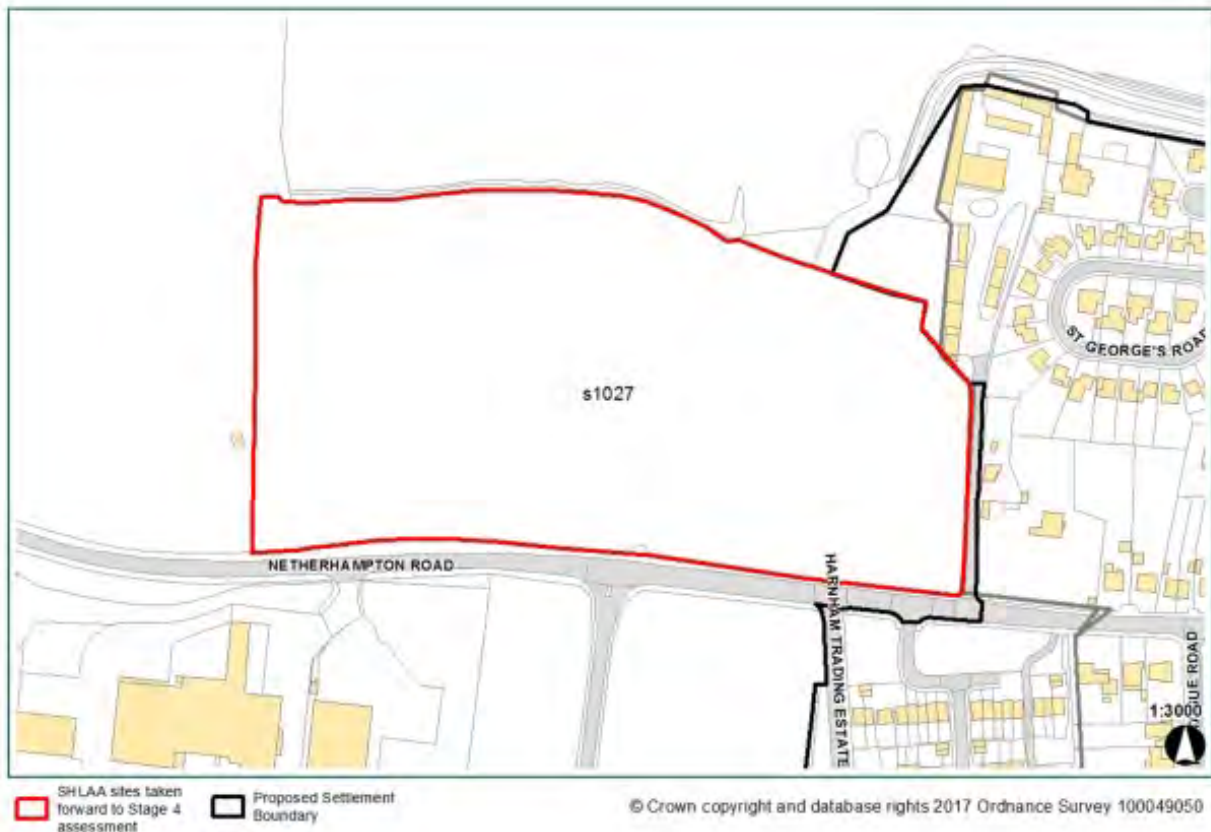


Table G.4 Site S1027 - North of Netherhampton Road

SHLAA ref	Site Name
Site S1027	North of Netherhampton Road
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> There are no designated or non-designated biodiversity features within or adjacent to this site. The line of mature trees that lie along the northern boundary of the site should be retained and protected. Additional hedgerow planting or other habitat creation should be included. <p>LAND USE</p> <ul style="list-style-type: none"> Evidence shows this site partially comprises of Grade 3a and Grade 2 agricultural land. Development may therefore lead to a loss of Best and Most

SHLAA ref	Site Name
Site S1027	North of Netherhampton Road
	<p>Versatile agricultural land. Development of this site should be located so as to minimise the loss BMV land and directed to the lowest grade land.</p> <p>AIR QUALITY AND ENVIRONMENTAL POLLUTION</p> <ul style="list-style-type: none"> There are commercial and residential premises in the vicinity and the site is affected by some noise and light pollution. Mitigation measures to limit impacts of noise, light, odour and other forms of pollution may need to be developed as a part of detailed design. <p>SURFACE WATER MANAGEMENT</p> <ul style="list-style-type: none"> The site adjoins water meadows that lie within Flood Zones (FZ) 2 and 3. It is considered that it would be possible to mitigate flood risk by sequentially planning development to avoid areas of flood risk and incorporate an appropriate buffer to FZ 2 and 3. This will reduce the developable area of the site and its capacity. <p>HERITAGE</p> <ul style="list-style-type: none"> This site is not considered to impact on designated heritage assets but is located in an area that is sensitive in terms of the setting of the Cathedral and views towards it. Any subsequent site layout would need to be informed by a Heritage Impact Assessment. A detailed design would be capable of preventing development from introducing harmful effects (see Landscape below) <p>LANDSCAPE</p> <ul style="list-style-type: none"> Effects on the wider landscape are likely to be fairly well contained (limited intervisibility) and capable of mitigation by additional planting. Planning for open space along the southern boundary of the site would help maintain the quality of views of the Cathedral spire. <p>EDUCATION</p> <ul style="list-style-type: none"> Although the site is reasonably close to Harnham Infant and Junior Schools, both schools already have a considerable number of mobile classrooms to cope with existing demand and there is inadequate capacity. Development would lead to a requirement for new education facilities in the local area. The site is too small to justify providing land for a new primary school on site. However, additional primary school capacity would need to be provided in the vicinity of the site.
Accessibility	The site is situated to the south of Salisbury. The city centre is approximately 1.2km to the north. Whilst future residents would be able to access local services and walking routes to the city centre, they are still likely to rely on private vehicles to access a full range of services and facilities in and around the city. However, the number of dwellings anticipated on this site could lead to improved public transport access.

SHLAA ref	Site Name
Site S1027	North of Netherhampton Road
	<p>Direct vehicular access would be achieved via the A3094 Netherhampton Road. Impacts of developing this site on the road network through Salisbury would need to be addressed through a detailed Transport Assessment.</p> <p>Netherhampton Road runs parallel to the A36 Trunk Road (T) through Salisbury, connecting to the A354 Harnham gyratory and to the A36 Wilton Road at Wilton. The A36T experiences queuing and delays, particularly during peak periods, and is therefore sensitive to even modest increases in traffic flows. Transport assessment would be supported by work to refresh the Salisbury Transport Strategy. The latter would review how best to accommodate levels of development proposed in the WCS.</p>
Overall suitability	<p>Mitigation measures to reduce the likely adverse effects of developing this site are considered to be reasonable and achievable. However, such measures would be likely to reduce the dwelling capacity of the site.</p> <p>The additional primary school places generated by this number of dwellings cannot be catered for in existing primary schools in the area and a new primary school capable of serving the site would likely be necessary to enable development to go ahead.</p> <p>Any subsequent planning application would need to be informed and supported by a Transport Assessment and supported by work to refresh the Salisbury Transport Strategy. The latter would review how best to support levels of development proposed in the WCS.</p> <p>Effects on heritage assets and biodiversity are considered to be manageable through appropriate mitigation measures. The site is relatively well contained in terms of visual impacts on the wider landscape. The extent of possible flood risk areas affecting the site would need to be carefully surveyed and avoided but this is a matter for detailed design and layout.</p> <p>Without the barrier of inadequate primary school capacity all other measures considered to be necessary in order to facilitate development are reasonable and achievable.</p> <p>In recognition of the need to manage surface water; and include measures to protect heritage assets and biodiversity interests, the capacity of the site would be capable of delivering approximately 100 dwellings.</p>
Step 2	
Fit with area strategy	<p>Development of this site would fit within the vision for the City. Salisbury is designated a Principal Settlement in the WCS. As such, it is a strategically important centre and primary focus for development in the South Wiltshire HMA.</p> <p>This site would provide a good proportion, approximately 100, of the residual indicative requirement of 173 homes remaining to be met by 2026 and contribute towards maintaining five year supply across the Plan period. However, it would</p>

SHLAA ref	Site Name
Site S1027	North of Netherhampton Road
	also need to be developed in conjunction with provision being secured for additional primary school capacity. A lack of infrastructure to support growth would not fit with the area strategy.
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>Adverse effects in relation to heritage, landscape, biodiversity, flood risk and pollution are relatively minor and capable of being resolved by a design and layout. A lack of local primary school capacity is a significant exception. Without such additional capacity overall sustainability is marginal.</p> <p>With additional primary education capacity, adverse effects are relatively minor and can be resolved by straightforward mitigation measures. If this is the case, the overall sustainability of the site would be good given the scope for affordable housing that would be delivered on site.</p>

SHLAA ref	Site Name
Site S1028	Land at Netherhampton Road

Figure G.3 Site 1028 - Land at Netherhampton Road

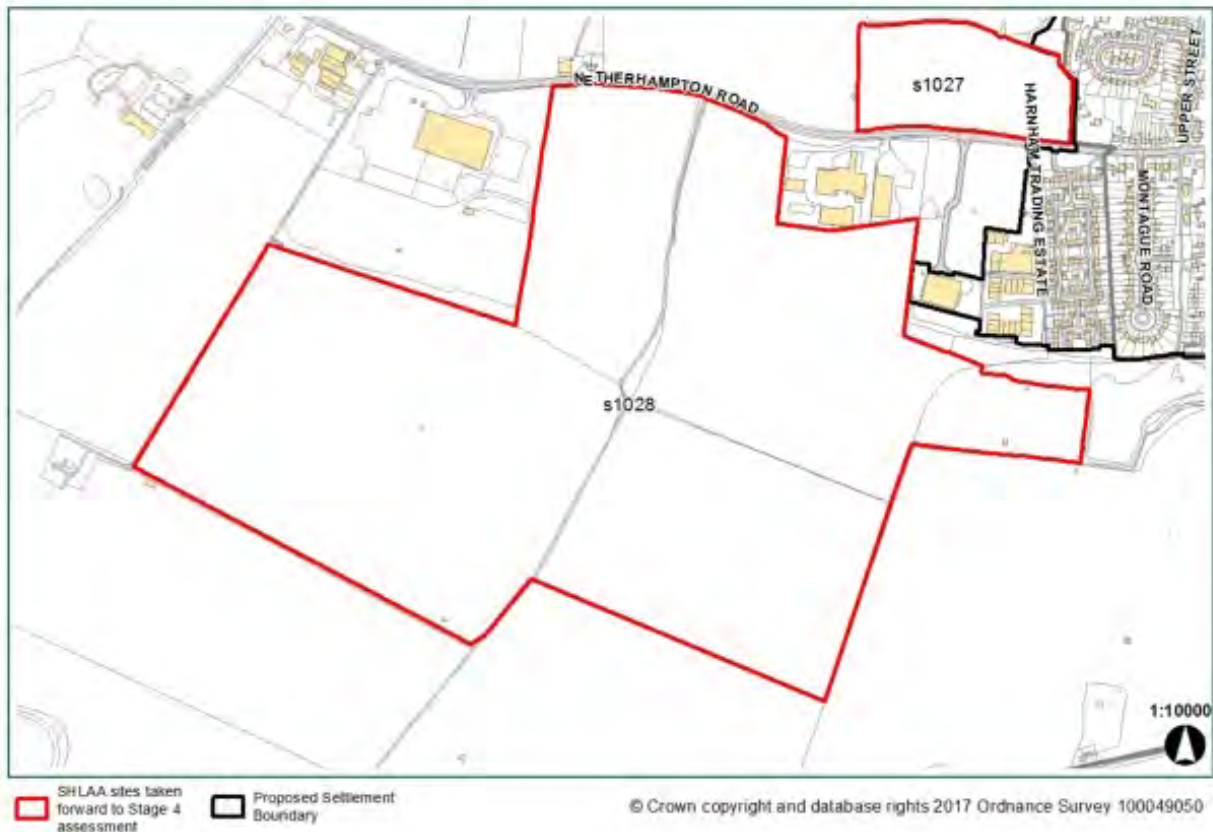


Table G.5 Site S1028 - Land at Netherhampton Road

SHLAA ref	Site Name
Site S1028	Land at Netherhampton Road
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> West Harnham Chalk Pit Site of Special Scientific Interest (SSSI) and Harnham Slope County Wildlife Site (CWS) should be protected and enhanced by greater interpretation and positive management. Informal recreational use of the chalk pit can be expected to significantly increase as a result of the development as the site is open and accessible. Recreational use of Harnham Slope can also be expected to increase. Sufficient areas of public open space should be incorporated into any new development in order to protect these sites by providing attractive, alternative areas for recreation. The recorded presence of Badgers would lead to a requirement for assessment work. The assessment will be a consideration for any future application

SHLAA ref	Site Name
Site S1028	Land at Netherhampton Road
	<p>because there is a large main sett located behind the electricity sub-station on the former Harnham Trading Estate.</p> <p>LAND USE</p> <ul style="list-style-type: none"> Evidence shows this site comprises Grade 3a and Grade 2 agricultural land. Development may therefore lead to a loss of Best and Most Versatile agricultural land. Development of this site should be located so as to minimise the loss of the highest grade BMV land. <p>WATER</p> <ul style="list-style-type: none"> The local water utility company has confirmed that there is no local water supply capacity available for a development of this scale and a capacity appraisal would be needed to confirm the scope. Given the size of the site and scale of development works will be necessary to upgrade supply and the capacity of local sewer systems. These aspects are considered capable of being resolved and agreed through the planning application process. <p>AIR QUALITY AND ENVIRONMENTAL POLLUTION</p> <ul style="list-style-type: none"> Along the eastern and western boundaries of the site lie existing commercial and residential development, therefore the site is already affected by some noise and light pollution from existing premises. If necessary, mitigation to limit impacts would be developed as a part of the detailed design. Given the scale of the development, any future application should contain details to demonstrate that the potential impacts of light pollution have been fully considered and mitigated. This will be important in respect of the setting of the Cranborne Chase and West Wiltshire Downs AONB and the management board's aim to achieve Dark Sky status. A lighting report detailing external lighting should be submitted with any full application. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> This site has high archaeological potential. Known archaeology within the site includes - prehistoric barrows, field systems and enclosures. Ring ditches present within the site have the potential to be highly significant. However, this is a large site and the exact extent of archaeological features/finds is not certain at this stage. Further evaluation would be required in order to support any future planning application and preservation in-situ of significant archaeological finds may be required, but would be a matter for detailed design and unlikely to significantly reduce the developable area of the site. <p>LANDSCAPE</p> <ul style="list-style-type: none"> All built development should be located below the 75m contour line – this will allow development to relate to the valley floor and allow measures for an effective visual transition to the open countryside preventing the potential for adverse effects on the setting of the AONB and Old Shaftesbury drove track. Notwithstanding this, careful consideration will be needed in respect of the storey heights of any development. The downland setting, rising as a backdrop

SHLAA ref	Site Name
Site S1028	Land at Netherhampton Road
	<p>to the valley floor, should be retained. The site is large enough to allow opportunities to provide well connected areas of landscaped open space (green infrastructure) and blocks of woodland planting to mitigate a hard urban edge and provide a buffer to surrounding open downland.</p> <ul style="list-style-type: none"> It would be important to maintain visual connections to landmark features - e.g. the Cathedral, Old Sarum and Netherhampton Church, as part of any future development. The provision of accessible places to appreciate key views should also be explored through any subsequent planning application process. A requirement to restrict development to below the 75m contour would help protect views. <p>EDUCATION</p> <ul style="list-style-type: none"> The site is close to Harnham Infant and Junior Schools. Both schools already have a considerable number of mobile classrooms to cope with existing demand and there is inadequate capacity. The schools are co-located on one site which would not be large enough to permit any further expansion. In order to allow development of this scale to proceed, a site for and contributions towards a new two form entry primary school (on approximately 1.8ha of land) would be required to meet additional demand. <p>EMPLOYMENT</p> <ul style="list-style-type: none"> The operation of neighbouring employment uses should be safeguarded. The site would have a strategic role (see below) and is extensive. Development should involve a mix of uses including new employment and a local centre. Provision for additional employment land should form a part of master planning for the site.
Accessibility	<p>Direct vehicular access can be achieved via the A3094 Netherhampton Road. Impacts of developing this site on the road network through Salisbury will need to be addressed through a comprehensive Transport Assessment. Such is the scale of impacts on the local transport network; the masterplanning of this site would be developed in parallel with a refresh of the Salisbury Transport Strategy.</p> <p>The site is located approximately 1.7km to the south of Salisbury City centre. Whilst access to bus services and walking routes would be possible, future residents would most likely rely on private vehicles to access city centre services and facilities. However, the number of dwellings anticipated on this site could lead to improved public transport access. A local centre could also meet some everyday requirements for services and facilities and reduce the need to travel.</p> <p>The bridleway leading east of the site (NHAM10) is likely to be a key route for people walking and cycling from the site connecting to the Old Shaftesbury Drive and into Harnham. Development of the site should include suitable surfacing of this route throughout the site.</p>

SHLAA ref	Site Name
Site S1028	Land at Netherhampton Road
Overall suitability	<p>A substantial area would need to be set aside for landscaping and other land in the SHLAA site would need to be removed from the allocation in order to ameliorate visual impacts, in particular having regard to views toward and the setting of Salisbury Cathedral.</p> <p>Other land would need to be reserved for a new primary school. The additional primary school places generated by this number of dwellings cannot be catered for in existing primary schools in the area and a new primary school ideally on a site of 1.8ha that could accommodate up to 2 forms of entry should be included.</p> <p>Development of this scale would include a local centre necessary to serve a development of this scale.</p> <p>It would be appropriate that the site include an element of employment alongside other uses. Evidence does not suggest a specific quantum of employment land. This would be a matter for discussion with relevant stakeholders as a part of preparing a master plan for the site, but employment uses would be defined as those within classes B1, B2 and B8 of the Use Classes Order.</p> <p>Further comprehensive transport assessment work is required to integrate the travel demand generated by development on the transport network. This will be informed by a Transport Assessment and supported by work to refresh the Salisbury Transport Strategy. The latter would review how best to accommodate levels of development proposed in the WCS.</p> <p>Taking account of these requirements the site could accommodate approximately 640 dwellings.</p>
Step 2	
Fit with area strategy	<p>Development of this site would fit within the vision for the City. Salisbury is designated a Principal Settlement in the WCS. As such, it is a strategically important centre and primary focus for development in the South Wiltshire HMA.</p> <p>This site would exceed the 173 homes remaining to be met by 2026 though it could provide a significant contribution towards maintaining five year supply particularly to the latter end of the plan period. Topic Paper 3 predicts several occurrences where land supply is estimated to be marginal and goes on to say this indicates a need for a greater degree of intervention to meet the objectives of the Plan.⁽²⁵⁾</p> <p>The WCS states that this site could be considered in future if there was a need. Paragraph 5.112 of the WCS confirms that <i>'if further land is required in the future, sites at Netherhampton and additional growth at Longhedge should be considered as part of the council's ongoing monitoring process'</i>. The development of this site is therefore already envisaged as a contingency and is a fit with the area strategy. One justification for this site to come forward is to ensure land supply in the HMA to achieve Plan objectives.</p>

25 Topic Paper 3: Housing Land Supply, paragraph 3.26, Wiltshire Council (June 2017)

SHLAA ref	Site Name
Site S1028	Land at Netherhampton Road
	<p>By provision for a Primary School, the site would also be important in more strategic terms by providing additional capacity in this part of the City. Existing schools are at capacity and could accommodate needs in better premises. This site could be a direct means to relieve these pressures.</p> <p>Development of this scale at this location would be a main catalyst to refresh the City's Transport Strategy. The current strategy supports the scale of development set out in the WCS. The scale envisaged would remain the same but measures will need to be reviewed in order to accommodate the change in the pattern of growth that this allocation represents.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>This site could deliver substantial benefits through provision of a wide range of housing types including affordable housing provision, together with opportunities for biodiversity enhancement, significant green infrastructure provision and additional employment on site. There are no overriding environmental constraints that cannot be mitigated through onsite measures. An allocation would not involve the whole SHLAA site option. Nevertheless, an allocation would be large enough to allow provision of a new primary school on the site and to provide significant, strategically placed open space and green infrastructure to mitigate any harmful impacts on the visual qualities of the surrounding countryside and avoid potentially adverse effects on views of Salisbury Cathedral.</p> <p>Potential adverse effects, in terms of impacts on sewage treatment capacity and impacts on the highway network are considered capable of being averted. A refresh of the Salisbury Transport Strategy can occur alongside a detailed Transport Assessment to address the site's traffic impacts. Measures in the current strategy may be brought forward and new ones identified. Measures necessary to enable development to go ahead appear capable of being delivered, including works off-site. However, it is important to be assured that infrastructure requirements, especially a new school and highway improvements, are not such a burden on a developer that a scheme would be unviable. Therefore a site specific viability assessment is necessary.</p> <p>A proposal for this site brings forward a reserve strategic site that has already been earmarked in the WCS. Overall sustainability benefits are considered to be significant. Even though development is dependent upon resolving important constraints there are more than reasonable prospects for doing so. Adverse effects</p>

SHLAA ref	Site Name
Site S1028	Land at Netherhampton Road
	<p>from the development are clearly outweighed by positive benefits. There is good scope for affordable housing and the development will provide local infrastructure on site helping to address local capacity issues. Therefore, in overall terms, the sustainability benefits of allocating this site for development would be considered to be significant.</p>

SHLAA ref	Site Name
Site 3272	Land at Rowbarrow, Odstock Road

Figure G.4 Site 3272 - Land at Rowbarrow, Odstock Road



Table G.6 Site 3272 - Land at Rowbarrow, Odstock Road

SHLAA ref	Site Name
Site 3272	Land at Rowbarrow, Odstock Road
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> Woodland belts on the boundaries of the site will need to be buffered from development. Woodland belts provide linkages through / around Harnham and the wider countryside and need to be protected and enhanced where possible. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The southern part of the site is located within the boundary of Woodbury Ancient Villages Scheduled Monument. Development will need to preserve the contribution of the setting to the importance of the monument and set

SHLAA ref	Site Name
Site 3272	Land at Rowbarrow, Odstock Road
	<p>aside land where necessary. Detailed design and layout will be guided by Heritage Impact Assessment. Scheduled monument consent will be required. The site has high archaeological potential. Preservation in-situ of significant archaeological finds may be required, but would be a matter for detailed design and unlikely to significantly reduce the developable area of the site.</p> <p>LANDSCAPE</p> <ul style="list-style-type: none"> This is a sloping site with high intervisibility but with moderate to high capacity to accommodate change. Is also in close proximity to the Woodbury Ancient Villages Scheduled Monument. In combination with Heritage Impact Assessment, development will need to take place within a strong landscape framework that maintains and enhances the existing woodland belts affecting the site. Containment provided by the beech shelterbelt on the southern boundary should extend as green corridor from the end of the shelterbelt eastwards towards the existing Rowbarrow housing development and woodland around the Milk & More Salisbury Depot providing a setting for PRow BRIT8 whilst maintaining views towards the spire. <p>EDUCATION</p> <ul style="list-style-type: none"> The site is within the Longford Primary catchment. The school only has 3 classes and is on a very small site. The next nearest schools are the Harnham Schools which have inadequate capacity and are also not capable of expansion. The site is not of a scale that it could justify by itself a new primary school on site. Additional primary school capacity would need to be provided in the vicinity of the site.
Accessibility	<p>Vehicle access is acceptable in principle. Impacts of developing this site on the road network through Salisbury will need to be addressed through a comprehensive Transport Assessment.</p> <p>The development of the site would provide housing in a location with a reasonable level of access to the local services and facilities in Salisbury city centre but not within walking distance. There is a frequent bus route within 100m of the site and the Park & Ride is in close proximity. Inevitably, however, development will lead to an increase in private car journeys and travel movements in this area.</p>
Overall suitability	<p>Mitigation measures to reduce the likely adverse effects of developing this site are considered to be reasonable and achievable. They reduce the dwelling capacity of the site.</p> <p>The additional primary school places generated by this number of dwellings cannot be catered for in existing primary schools in the area and a new primary school capable of serving the site is necessary to enable development to go ahead.</p> <p>Effects on heritage assets and visual impacts are a central concern. The site is prominent and includes a scheduled ancient monument. Transport assessment is required to address the impacts of development on the transport network. This</p>

SHLAA ref	Site Name
Site 3272	Land at Rowbarrow, Odstock Road
	<p>would be supported by work to refresh the Salisbury Transport Strategy. The latter would review how best to accommodate levels of development proposed in the WCS.</p> <p>Dwelling capacity is estimated to be approximately 100 dwellings in recognition of measures needed to preserve heritage assets and mitigate landscape impacts.</p>
Step 2	
Fit with area strategy	<p>Allocation of this site would fit within the vision of the area. Salisbury is designated a Principal Settlement in the WCS – a strategically important centre and the primary focus for development in the South HMA. Salisbury plays a key role in helping to maintain a supply of deliverable housing sites in this HMA, by providing a significant level of homes together with supporting infrastructure to improve the self-containment of the settlement.</p> <p>This site would provide a good proportion, approximately 100, of the residual indicative requirement of 173 dwellings remaining to be met by 2026 and contribute towards maintaining five year supply across the Plan period. However, it would also need to be developed in conjunction with provision being secured for additional primary school capacity. A lack of infrastructure to support growth would not fit with the area strategy.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>Possible effects on heritage assets and impacts on the visual qualities of the wider countryside are a central concern. Measures to address these issues would reduce dwelling capacity to approximately 100 dwellings. The site is prominent and includes a scheduled ancient monument. Extending existing landscape features and setting aside land from development are amongst mitigation measures considered capable of achieving an acceptable form of development with the significant exception of a lack of local primary school capacity. Without such additional capacity overall sustainability is marginal.</p> <p>With additional primary education capacity, adverse effects can be resolved by carefully considered mitigation measures. If this is the case, the overall sustainability benefits of allocating this site for development would be considered to be good given the scope for affordable housing on the site.</p>

SHLAA ref	Site Name
Site S1057	Land rear of Bulbridge Road, Wilton

Figure G.5 Site S1057 - Land rear of Bulbridge Road, Wilton

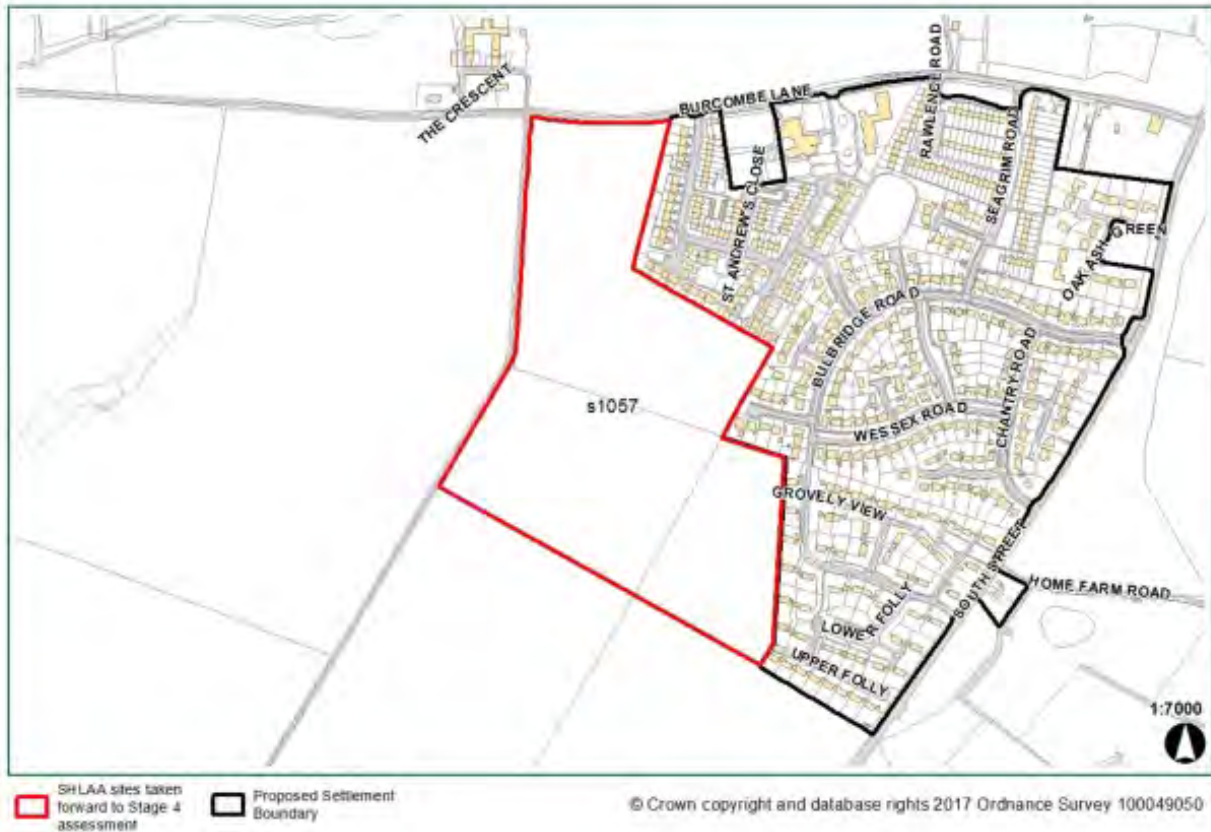


Table G.7 Site S1057 - Land rear of Bulbridge Road, Wilton

SHLAA ref	Site Name
Site S1057	Land rear of Bulbridge Road, Wilton
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site is approximately 325m from the River Avon System SSSI and SAC associated with the River Nadder. An ecological assessment would be required in support of proposals for the site in order to determine potential mitigation measures but also to explore biodiversity gains. Such measures are not envisaged to have a significant impact upon the developable area. <p>SURFACE WATER MANAGEMENT</p> <ul style="list-style-type: none"> There are records of some minor surface water flood risks on the western boundary of the site. A public water supply borehole, immediately south of

SHLAA ref	Site Name
Site S1057	Land rear of Bulbridge Road, Wilton
	<p>the site, would need to be protected. There is also underlying chalk to this site which may be susceptible to seasonal groundwater levels. Monitoring would be required to determine a suitable storm water disposal system which may have an impact on the capacity of the site and location of development. There would be a need for long sewer capacity improvements downstream.</p> <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The relationship of this site to the Grade 1 Wilton Historic Park should be considered, including potential impacts on its wider landscape setting, any consequences from increased traffic movements and aspects such as the potential for light pollution. These are matters that can be addressed as necessary as part of a detailed design and layout and they would not be likely to have a significant effect on the site's developable area. <p>LANDSCAPE</p> <ul style="list-style-type: none"> The site is open in character, sloping gently upwards towards the south and adjoins the Cranborne Chase and West Wiltshire Downs AONB on its west edge. Careful detailed design and layout, informed by a Landscape and Visual Impact Assessment, would ensure no adverse effects on the landscape quality of the AONB. Establishing an effective visual boundary on western and southern boundaries reduces the dwelling capacity of the site but could provide net biodiversity gains. <p>EDUCATION</p> <ul style="list-style-type: none"> The nearest school has limited capacity and cannot be expanded. The site is not of a scale or in location that might justify a new primary school but additional primary school capacity would need to be provided in the vicinity.
Accessibility	<p>Vehicle access is acceptable in principle off West Street subject to detailed scheme. Impacts of developing this site on the road network through Salisbury will need to be addressed through a comprehensive Transport Assessment.</p> <p>The site has reasonable access to the services and facilities in Wilton, albeit these are limited and future residents may need to travel further afield for large convenience goods and employment opportunities. However, the site has good access to bus services.</p>
Overall suitability	<p>Mitigation measures to reduce the likely adverse effects of developing this site are considered to be reasonable and achievable with a carefully considered design and layout that takes account of the site's location with regard to the adjoining AONB and nearby Historic Park. This will reduce the dwelling capacity of the site.</p> <p>The additional primary school places generated by this number of dwellings cannot be catered for in existing primary schools in the area and additional capacity capable of serving the site is necessary to enable development to go ahead.</p>

SHLAA ref	Site Name
Site S1057	Land rear of Bulbridge Road, Wilton
	Dwelling capacity is estimated to be approximately 145 dwellings in recognition of measures needed to safeguard heritage assets and mitigate potential visual impact.
Step 2	
Fit with area strategy	<p>Allocation of this site would fit within the vision of the area. Wilton is associated with Salisbury, in terms of housing requirements, as a designated Principal Settlement in the WCS – a strategically important centre and the primary focus for development in the South HMA. Wilton plays a role in helping to maintain a supply of deliverable housing sites in this HMA.</p> <p>This site would provide a large proportion of the residual indicative requirement of 173 homes remaining to be met by 2026 and contribute towards maintaining five year supply across the Plan period. However, it would also need to be developed in conjunction with the provision of an additional primary school. A lack of infrastructure to support growth would not fit with the area strategy.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>A carefully designed layout must take account of the site's location with regard to the adjoining AONB and nearby Historic Park. Mitigation measures would include strong boundary planting around the site and measures to control light pollution. Mitigation is considered capable of achieving an acceptable form of development with the significant exception of a lack of local primary school capacity. Without such additional capacity overall sustainability is marginal.</p> <p>With additional primary education capacity, adverse effects can be resolved by carefully considered mitigation measures. If this is the case, the overall sustainability benefits of allocating this site for development would be considered to be good given the scope for affordable housing on the site.</p>

Conclusion - selection of preferred sites

Table G.8 Conclusion - selection of preferred sites

Step 5	
Fit with spatial strategy	<p>The combined capacity of all the sites under consideration is capable of providing a total number of dwellings in excess of the residual indicative requirement. At face value, not all the site options are required to ensure land supply.</p> <p>There is however a justification to provide a more generous supply of land because of delays delivering another strategic housing site in Salisbury. This delay triggers the need to consider the reserve sites identified in the WCS and therefore the land at Netherhampton Road. Exceeding the residual indicative requirement could also allow greater flexibility and a contingency. As well as compensating for a delay to the development of the Churchfields strategic site, exceeding the residual indicative requirement would provide a safeguard to ensure housing land supply achieves Plan objectives as noted in Topic Paper 3.</p> <p>As a Principal Settlement and the main focus for housing development in the HMA, the selection of sites should therefore lead to additional supply that exceeds the residual indicative requirement. However options in Salisbury are affected by one common adverse potential effect that is problematic to resolve, notably the limited supply of primary school spaces serving the City. The WCS requires development to be properly supported by infrastructure. Development without additional capacity would not be acceptable. A new primary school as an element of one of the Plan allocations would increase capacity.</p> <p>A site would have to be of sufficient size to accommodate land required and underwrite the costs of a new school. There is only one site option that appears to be of that scale, land at Netherhampton Road (S1028). Ideally, provision of a new school would also need to be located where it provides the most educational benefit and the best use is made of existing as well as new resources. By itself, the site at Netherhampton Road does not generate pupil numbers sufficient to justify a whole school. Other developments may also make use of the additional capacity and contribute toward its provision.</p> <p>Significantly different sites implies a different pattern of growth from that envisaged by the WCS. They will affect the pattern of travel around the City and influence the refresh of the Salisbury Transport Strategy that supports the City's growth.</p>
Selection of preferred sites	<p>The site at Hilltop Way (S61) is modest in size and potential adverse effects are capable of mitigation. The benefits of the Hill Top Way site are limited because of its small size.</p> <p>Of a very different scale, the site at Netherhampton Road (1028) is considered to have the capacity to provide for a new primary school and this supports its inclusion as an allocation. The WCS recognises a role for land at Netherhampton Road as a strategic contingency to maintain land supply should one or more strategic site be delayed. This circumstance has arisen. The complexity of delivering the Churchfields strategic site has resulted in significant delay. Land at Netherhampton Road is therefore a substitute for land that had been anticipated to be already under construction. The Netherhampton Road site can provide significant sustainability benefits.</p>

Other sites are described as only having marginal benefits without additional primary school provision being provided in the vicinity. Further sites at Salisbury could, however, help to support investment in primary education in the south of the City. They would also help to improve the choice of new homes and help to safeguard land supply should there be unforeseen and serious delay with the delivery of any other sites. With primary school capacity available, the benefits of these sites are good.

Land North of Netherhampton Road (S1027) is well positioned to help support a new primary school in conjunction with development allocated at Netherhampton Road. Development can be successfully accommodated with acceptable visual and heritage impacts. The site can accommodate approximately 100 dwellings and is a suitable Plan allocation.

Land at Rowbarrow (3272), recognising the need to address heritage and visual impacts, could accommodate approximately 100 dwellings. Potential adverse effects on heritage assets can be mitigated as can wider impacts on the landscape. It is not so well related in terms of support for a new school at Netherhampton Road. It is better related to the existing Harnham Schools where capacity would be created as a result of a new school at Netherhampton Road. Development at Rowbarrow could therefore support improvements to the existing schools. The site is therefore a suitable plan allocation.

Land to the rear of Bulbridge Road in Wilton (S1057) also requires additional primary school capacity in order to enable its development. The village school, however, is at capacity and cannot be expanded. The site is too remote from the new school planned at Netherhampton Road and development of the site is unacceptable without infrastructure necessary to support it. This site is therefore not selected as a Plan allocation.

The total allocation of land, from four sites, exceeds indicative requirements for the City. An indicative requirement, however, is not a ceiling figure. The 'surplus' amount possible over the indicative requirement for the plan period is modest even at face value. Given the delay to the development of the Churchfields strategic site, likely growth by 2026 would be in line with the rate planned in the WCS.

Preferred sites	The following sites are considered to be available, achievable and deliverable at Salisbury.	
	Table G.9	
	Site name	Approximate dwelling capacity
	Hilltop Way	10
	Netherhampton Road	640
	Land North of Netherhampton Road	100
	Land at Rowbarrow	100
	TOTAL:	850

Salisbury Community Area Topic Paper
(including the site selection process for Wilton)
- Cabinet version

Southern Wiltshire Community Area Topic Paper - Cabinet version

■	Main sections	
1	Introduction	3
2	Southern Wiltshire Community area	5
3	Settlement boundary review	8
4	Overview of the site selection process	9
5	Outcome of the site selection process for Downton	11
6	Outcome of the Southern Wiltshire Community Area Remainder site selection process	12
7	Conclusions	13
■	Appendices	
A	Proposals for revised settlement boundaries	14

1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Southern Wiltshire Community Area, excluding those parts of the community area that relate to the Principal Settlement of Salisbury (see Salisbury Community Area Topic Paper).

Settlement boundary review

1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan⁽¹⁾.

1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the Plan period in accordance with national policy and to compliment neighbourhood planning.

Topic paper structure

1.5 *Table 1.1* shows the layout of the Southern Wiltshire Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Southern Wiltshire Community Area Topic Paper

#	Section	Appendices
2	Community area	Planning policy context for the Southern Wiltshire Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Downton	Summary of the site selection process for the Local Service Centre of Downton (Stage 1). It outlines the methodology and identifies whether housing site allocations for the town should be included in the Plan.	
6	Outcome of the Southern Wiltshire Community Area Remainder site selection process	Summary of the Southern Wiltshire Community Area Remainder site selection process (Stage 1). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan.	
7	Conclusions	Summary of the process, listing any sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

2. Southern Wiltshire Community area

Context

2.1 The WCS provides the context for the Plan in relation to the Southern Wiltshire Community Area. Core Policies 1 (Settlement Strategy) and 23 (Southern Wiltshire Area Strategy) set out:

- the settlement hierarchy for sustainable development in the Southern Wiltshire Community Area, and
- associated indicative housing requirements.

2.2 Core Policy 23 requires about 190 new homes to be provided at the Local Service Centre of Downton and approximately 425 new homes to be provided in the rest of the community area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Southern Wiltshire Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

2.3 The settlements listed in *Table 2.1* below fall within the Southern Wiltshire Community Area.

Table 2.1 Settlement Strategy in the Southern Wiltshire Community Area

Local Service Centres	Downton
Large Villages	Alderbury, Coombe Bissett, Morgan's Vale / Woodfalls, Pitton, Whiteparish and Winterslows / Middle Winterslow
Small Villages	Bodenham, Britford, Charlton All Saints, East Grimstead, Farley, Firsdon / Winterbourne, Laverstock and Ford, Lopcombe Corner, Nunton, Odstock, West Dean and West Grimstead

Issues and considerations

2.4 Core Policy 23 and the supporting text (paragraph 5.126) of the WCS identify specific issues to be addressed in planning for the Southern Wiltshire Community Area, including:

- strategic growth is not appropriate for the Southern Wiltshire Community Area. This is in part due to congestion on the A36, particularly at the Alderbury bypass, which has been raised by the Highways Agency
- some managed growth is necessary to support ongoing business growth and development, to ensure the existing strong employment opportunities in the area are maintained. Limited development will also help to address the shortfall in affordable housing in the area
- the New Forest National Park is an important resource and so protecting the natural environment is a priority. The Core Strategy sets a policy framework to prevent detrimental impacts on the national park from neighbouring development. Development that would increase recreational pressures must not adversely affect Natura 2000 designations of the New Forest and must contribute to the implementation of the Recreation Management Strategy. Development within the national park boundary will be considered by the New Forest National Park Authority

- development in the vicinity of the River Avon (Hampshire) must incorporate appropriate measures to ensure that it will not adversely affect the integrity of this Special Area of Conservation
- development within the Community Area will need to conserve the designated landscape of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics.

2.5 The Wiltshire Infrastructure Delivery Plan ('IDP')⁽²⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- extension of primary school in town to provide additional places
- extension of secondary school to provide additional places
- provision of additional nursery school places
- New Forest Recreation Management Project (sensitive Annex II birds in the New Forest Special Protection Area)
- support development of local primary care health facilities, as most practices at capacity

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 The housing requirements for the Southern Wiltshire Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for the Southern Wiltshire Community Area at April 2017⁽³⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Downton	190	88	105	0
Southern Wiltshire CA Remainder	425	386	78	0
Southern Wiltshire CA ⁽⁴⁾	615	473	183	0

Neighbourhood planning

2.8 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

2 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Southern Wiltshire Community Area.*

3 Wiltshire Council (June 2017). Topic Paper 3 Housing Land Supply.

4 Southern Wiltshire CA Remainder and Southern Wiltshire CA exclude any development at Old Sarum or extensions to Salisbury Principal Settlement into this Community Area, as these are classified as Salisbury.

2.9 Southern Wiltshire Community Area has one made neighbourhood plan and four in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by these plans. If a neighbourhood plan is sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this includes information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁵⁾.

Table 2.3 Status of neighbourhood plans in the Southern Wiltshire Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Downton	Made Plan (Jan 2017) ⁽⁶⁾	The Downton Neighbourhood Plan identifies a number of potential sites for housing which would be acceptable in principle if the WCS housing requirement for the Local Service Centre is not met.	No
Alderbury and Whaddon	Area Designation (Apr 2014)	Unknown at this stage	Unknown at this stage
Odstock	Area Designation (Sep 2016)	Unknown at this stage	Unknown at this stage
West Dean and Tytherley	Area Designation (Jun 2016)	Unknown at this stage	Unknown at this stage
Winterslow	Area Designation (Aug 2014)	Unknown at this stage	Unknown at this stage

5 Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

6 <http://www.downtonfuture.org/page23.html>

3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Southern Wiltshire Community Area:

- Downton
- Alderbury
- Coombe Bissett
- Morgan's Vale and Woodfalls
- Pitton
- Whiteparish
- Winterslow

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁷⁾.

3.3 No settlements in the Southern Wiltshire Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

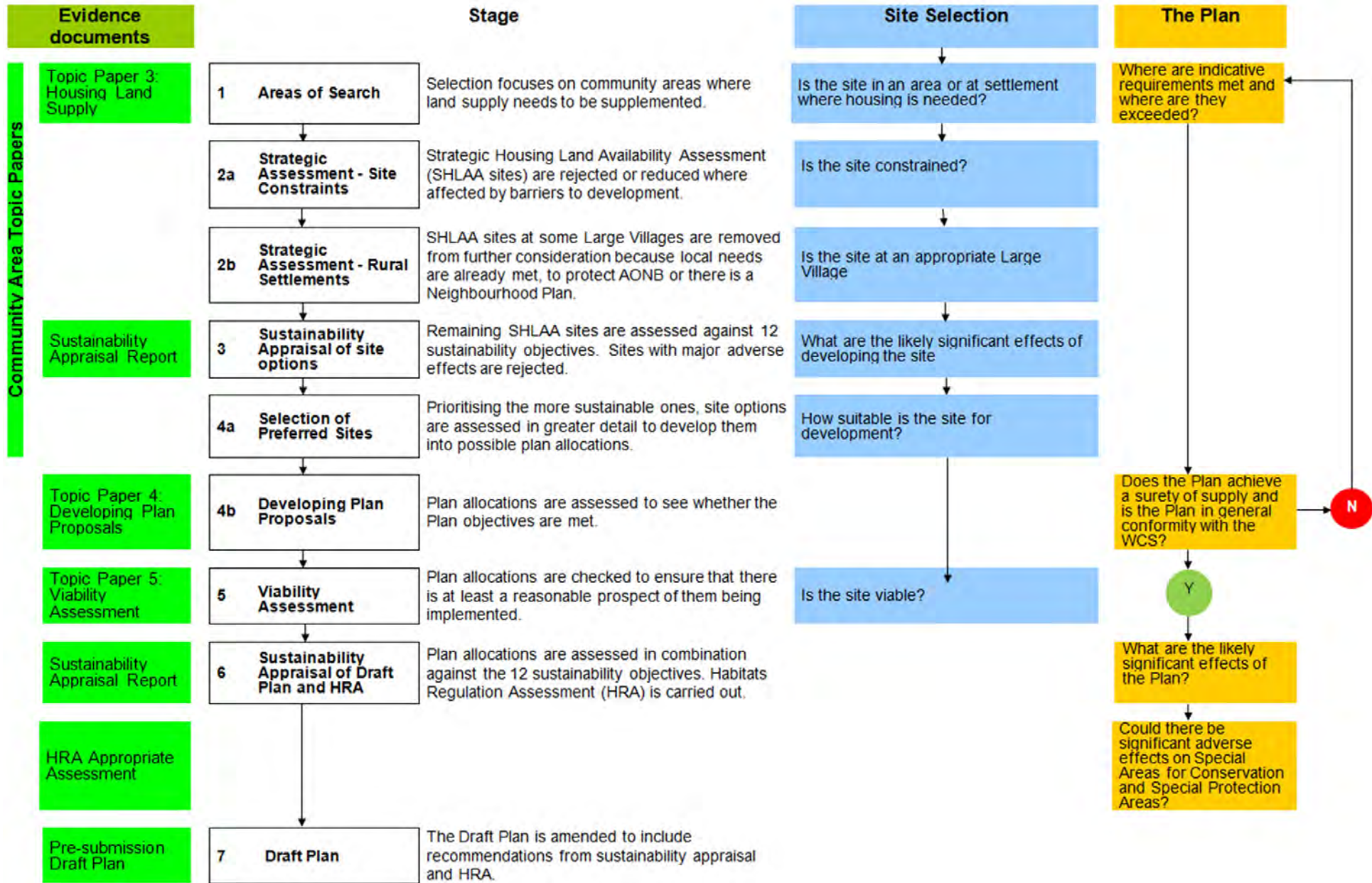
3.4 Parts of the community area relate to the Principal Settlement of Salisbury. The settlement boundary review in relation to Salisbury is set out in the Salisbury Community Area Topic Paper.

7 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology⁽⁸⁾.*

8 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.



5. Outcome of the site selection process for Downton

Overview

- 5.1 This section summarises the outcome of the site selection process for the Local Service Centre of Downton. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁹⁾.
- 5.2 The decisions taken after each stage of the process for Downton, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3 The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Downton. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4 *Table 2.2* demonstrates that the indicative residual requirement for Downton to be delivered during the Plan period has been met. Moreover, the recently made Downton Neighbourhood Plan considered the need to identify additional housing allocations.
- 5.5 Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation at Downton and the site selection process ends after Stage 1.

9 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

6. Outcome of the Southern Wiltshire Community Area Remainder site selection process

Overview

- 6.1** This section summarises the outcome of the site selection process for the Southern Wiltshire Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽¹⁰⁾.
- 6.2** The decisions taken after each stage of the process for the Southern Wiltshire Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for the Southern Wiltshire Community Area Remainder. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4** *Table 2.2* demonstrates that the indicative residual requirement for the Southern Wiltshire Community Area Remainder to be delivered during the Plan period has been met.
- 6.5** Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Southern Wiltshire Community Area Remainder and the site selection process ends after Stage 1.

10 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

7. Conclusions

Downton

- 7.1 The indicative residual requirement for Downton to be delivered during the Plan period has been met. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation at Downton and the site selection process ends after Stage 1.

Southern Wiltshire Community Area Remainder

- 7.2 The indicative residual requirement for the Southern Wiltshire Community Area Remainder to be delivered during the Plan period has been met. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Southern Wiltshire Community Area Remainder and the site selection process ends after Stage 1.

Settlement Boundary Review

- 7.3 The Plan has reviewed the settlement boundaries of the following settlements within the Southern Wiltshire Community Area:

- Downton
- Alderbury
- Coombe Bissett
- Morgan's Vale and Woodfalls
- Pitton
- Whiteparish
- Winterslow

- 7.4 No settlements in the Southern Wiltshire Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

Appendix A: Proposals for revised settlement boundaries



A B C D E F G H I J K L M N O P Q

1
2
3
4
5
6
7
8
9
10
11
12

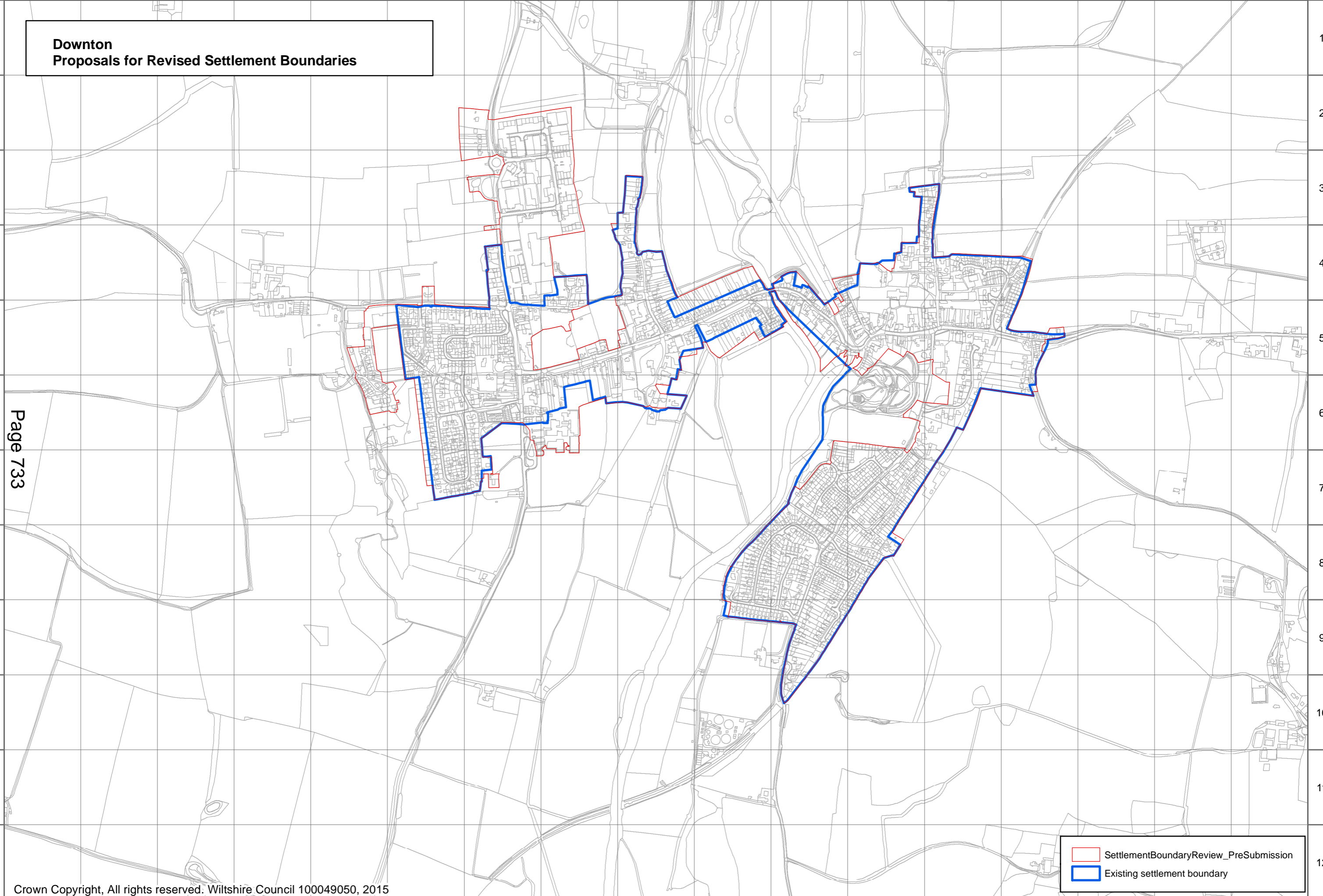
**Downton
Proposals for Revised Settlement Boundaries**

1
2
3
4
5
6
7
8
9
10
11
12

Page 733

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

A B C D E F G H I J K L M N O P Q



Downton

A.1 The preceding map of Downton illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹¹⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed amendments to Downton Settlement Boundary

Map Grid Reference ⁽¹²⁾	Proposed Amendments
E5, F5, E6, F6 (W)	Amend boundary to include residential development that is physically related to the settlement.
F4	Amend boundary to include residential development that is physically related to the settlement.
F6, F7	Amend boundary to include curtilage of a property that relates more to the built environment.
F2, F3, G2, G3, G4, H2, H3, H4	Amend boundary to include residential and employment development that is physically related to the settlement and curtilages of a properties that relates more to the built form of the settlement.
G7,	Amend boundary to include residential and employment development that is physically related to the settlement and curtilages of a properties that relates more to the built form of the settlement.
G6, G7, H6, H7,	Amend boundary to include community facility (school) development that is physically related to the settlement and curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
H5	Amend boundary to exclude recreational/ amenity space at the edge of the settlement that relates more to the open countryside.
H3, H4	Amend boundary to include curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I4, J4	Amend boundary to include curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
K4	Amend boundary to include curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
K4, L4	Amend boundary to include residential development that is physically related to the settlement.

11 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

12 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

N5	Amend boundary to include residential development that is physically related to the settlement.
N6	Amend boundary to include curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
L8	Amend boundary to include curtilage that relates more closely to the built form of the settlement.
L6	Amend boundary to follow but not include clearly defined physical features.
J9	Amend boundary to exclude recreational/ amenity space at the edge of the settlement.
K5, K6, K7, L5, L6, M5, M6	Amend boundary to exclude recreational/ amenity space at the edge of the settlement that relates more to the open countryside.
K5	Amend boundary to include curtilage of a property that relates more to the built form of the settlement.
J5	Amend boundary to include curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I5, J5	Amend boundary to include curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I6	Amend boundary to remove area more closely related to the countryside.

A B C D E F G H I J K L M N O P Q



1
2
3
4
5
6
7
8
9
10
11
12

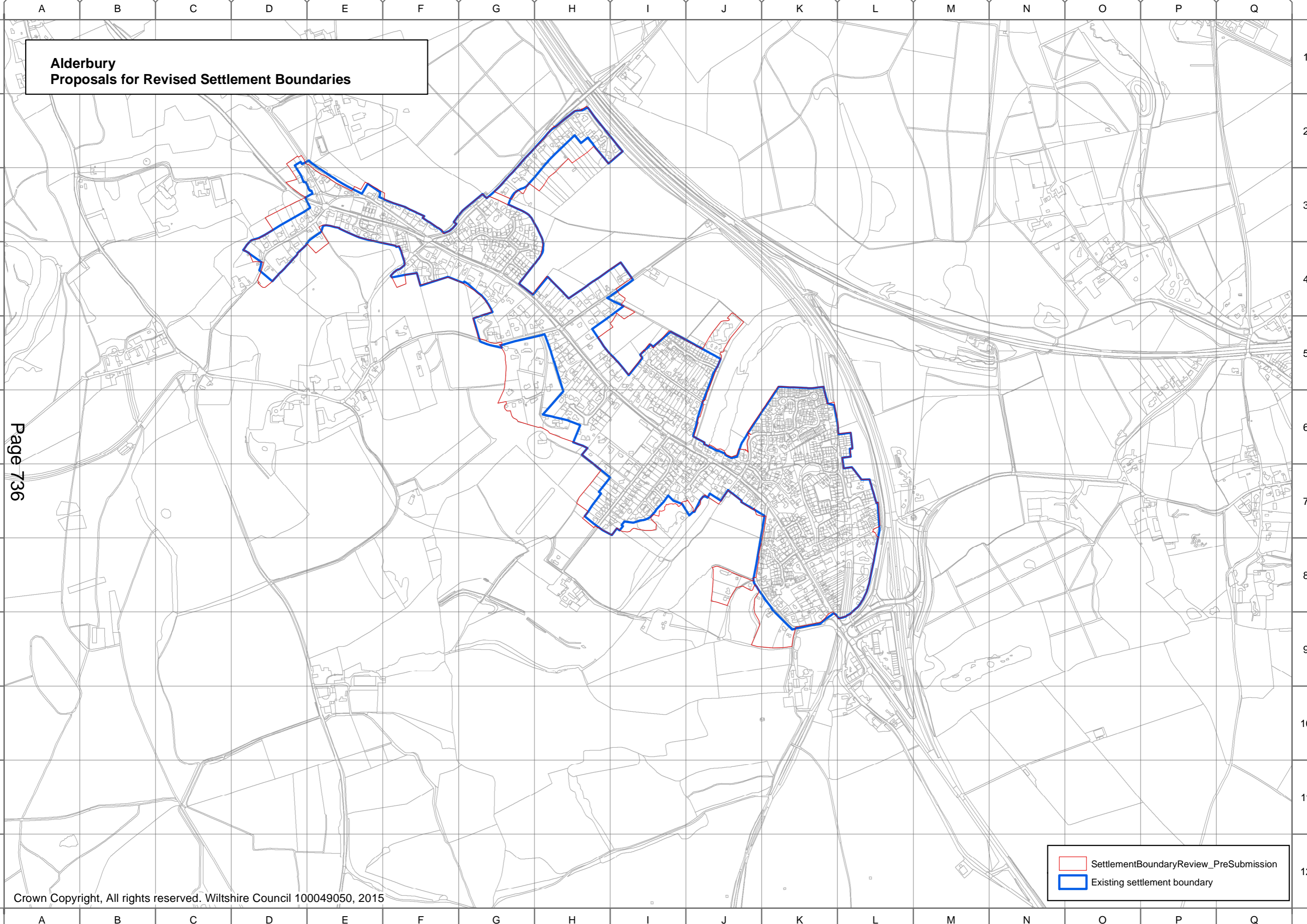
**Alderbury
Proposals for Revised Settlement Boundaries**

1
2
3
4
5
6
7
8
9
10
11
12

Page 736

Crown Copyright, All rights reserved. Wiltshire Council 100049050, 2015

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary



Alderbury

A.2 The preceding map of Alderbury illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹³⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed amendments to Alderbury Settlement Boundary

Map Grid Reference	Proposed Amendments
D2, D3	Amend boundary to include the curtilage of a property that relates more closely to the built environment.
D4	Amend boundary to include the curtilage of a property that relates more closely to the built environment.
E4	Amend boundary to include built residential development that is physically related to the settlement.
F4	Amend boundary to include built residential development that is physically related to the settlement.
G4	Amend boundary to follow clearly defined physical features, i.e. the property boundary.
G5	Amend boundary to follow but not include clearly defined physical features - the road.
G5, G6, H6	Amend boundary to include built residential development that is physically related to the settlement and the curtilage of a property that relates more closely to the built environment.
H7	Amend boundary to include the curtilage of a property that relates more closely to the built environment.
I7	Amend boundary to follow clearly defined physical features, i.e. the property boundary.
J7	Amend boundary to follow clearly defined physical features, i.e. the property boundary.
J8, J9, K9	Amend boundary to include built residential development that is physically related to the settlement.
J4, J5	Amend boundary to include built community facilities development (i.e. school) that is physically related to the settlement.
H5, I4, I5	Amend boundary to include the curtilage of a property that relates more closely to the built environment.
G3, H2, H3	Amend boundary to include the curtilage of a property that relates more closely to the built environment.

13 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

E3, F3



Amend boundary to include built residential development that is physically related to the settlement.

A B C D E F G H I J K L M N O P Q

1
2
3
4
5
6
7
8
9
10
11
12

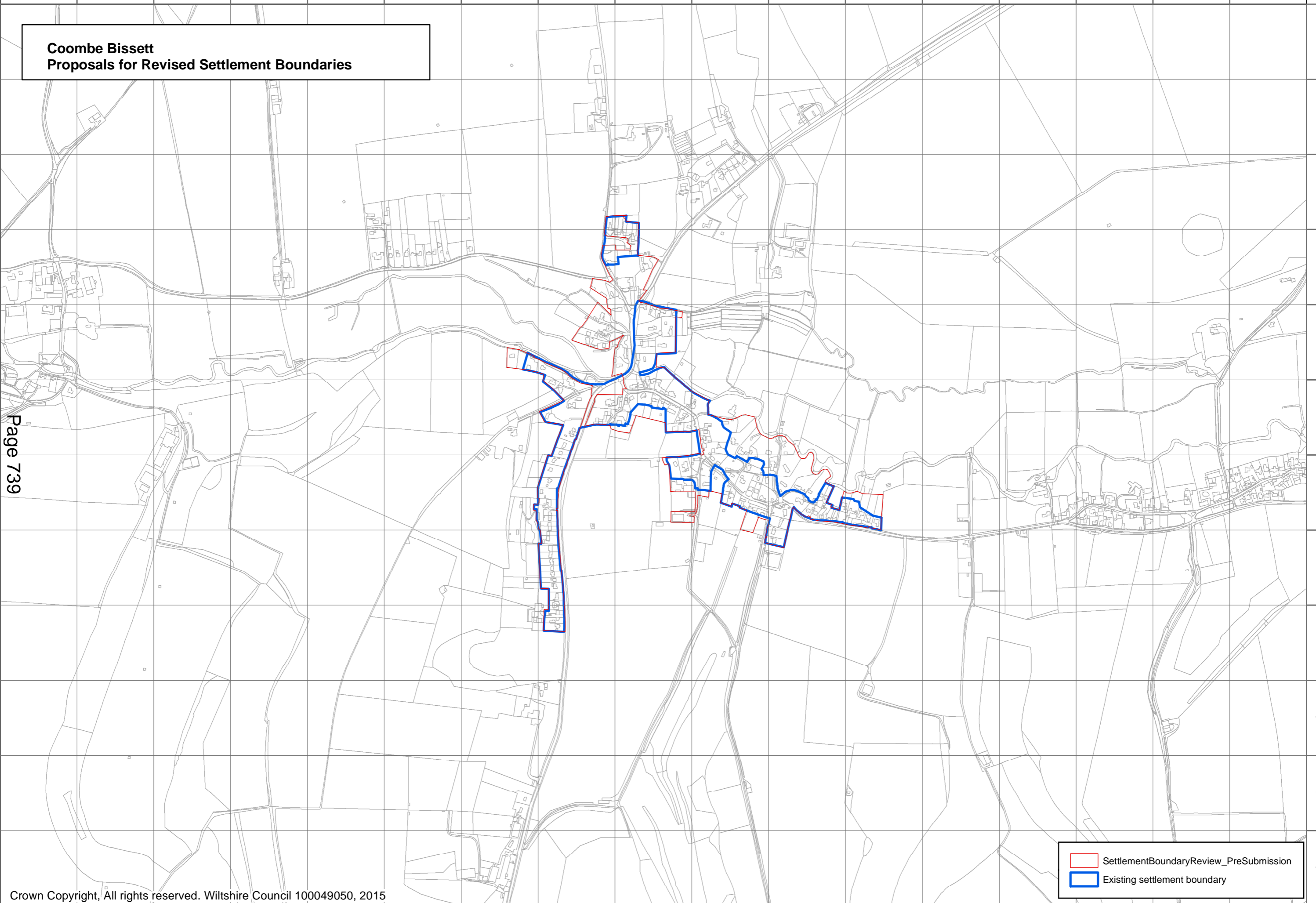
**Coombe Bissett
Proposals for Revised Settlement Boundaries**

Page 739

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

1
2
3
4
5
6
7
8
9
10
11
12

A B C D E F G H I J K L M N O P Q



Coombe Bissett

A.3 The preceding map of Coombe Bissett illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁴⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed amendments to Coombe Bissett Settlement Boundary

Map Grid Reference ⁽¹⁵⁾	Proposed Amendments
H6	Amend boundary to exclude amenity space at edge of settlement.
H5, I5 (W), H4, I4	Include residential development physically related to the settlement.
I5 (NE)	Include residential development physically related to the settlement.
J6, K6, K7	Include residential development and curtilages physically related to the built form of the settlement.
L7	Include residential development and curtilages of properties that are physically related to the settlement.
J7	Include residential development and curtilages of properties physically related to the settlement.
I7	Include community facilities development that is physically related to the settlement.
I7 (N)	Amend boundary to follow defined physical feature.
J6	Amendment to boundary to follow but not include clearly defined physical feature – the road, and to include curtilages of properties physically related to the built form of the settlement.
I6	Amend boundary to include built residential development and curtilages of properties that are physically related to the built form of the settlement.
G5	Amend boundary to include built residential development and curtilages of properties physically related to the built form of the settlement.

14 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

15 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.



A B C D E F G H I J K L M N O P Q

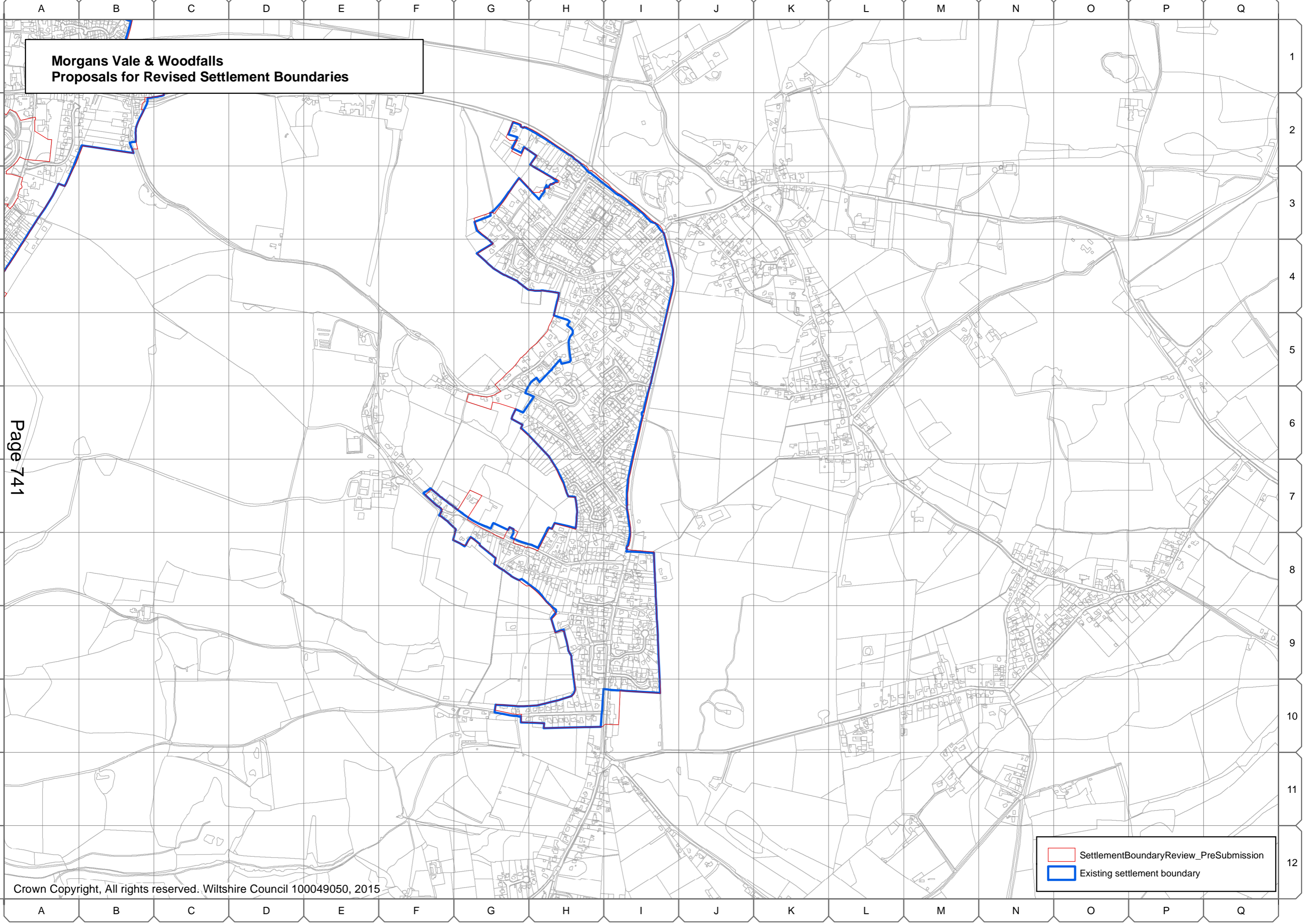
1
2
3
4
5
6
7
8
9
10
11
12

1
2
3
4
5
6
7
8
9
10
11
12

**Morgans Vale & Woodfalls
Proposals for Revised Settlement Boundaries**

Page 741

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary



Morgan's Vale and Woodfalls

A.4 The preceding map of Morgan's Vale and Woodfalls illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.4* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁶⁾. The grid reference numbers are those used on the map overleaf.

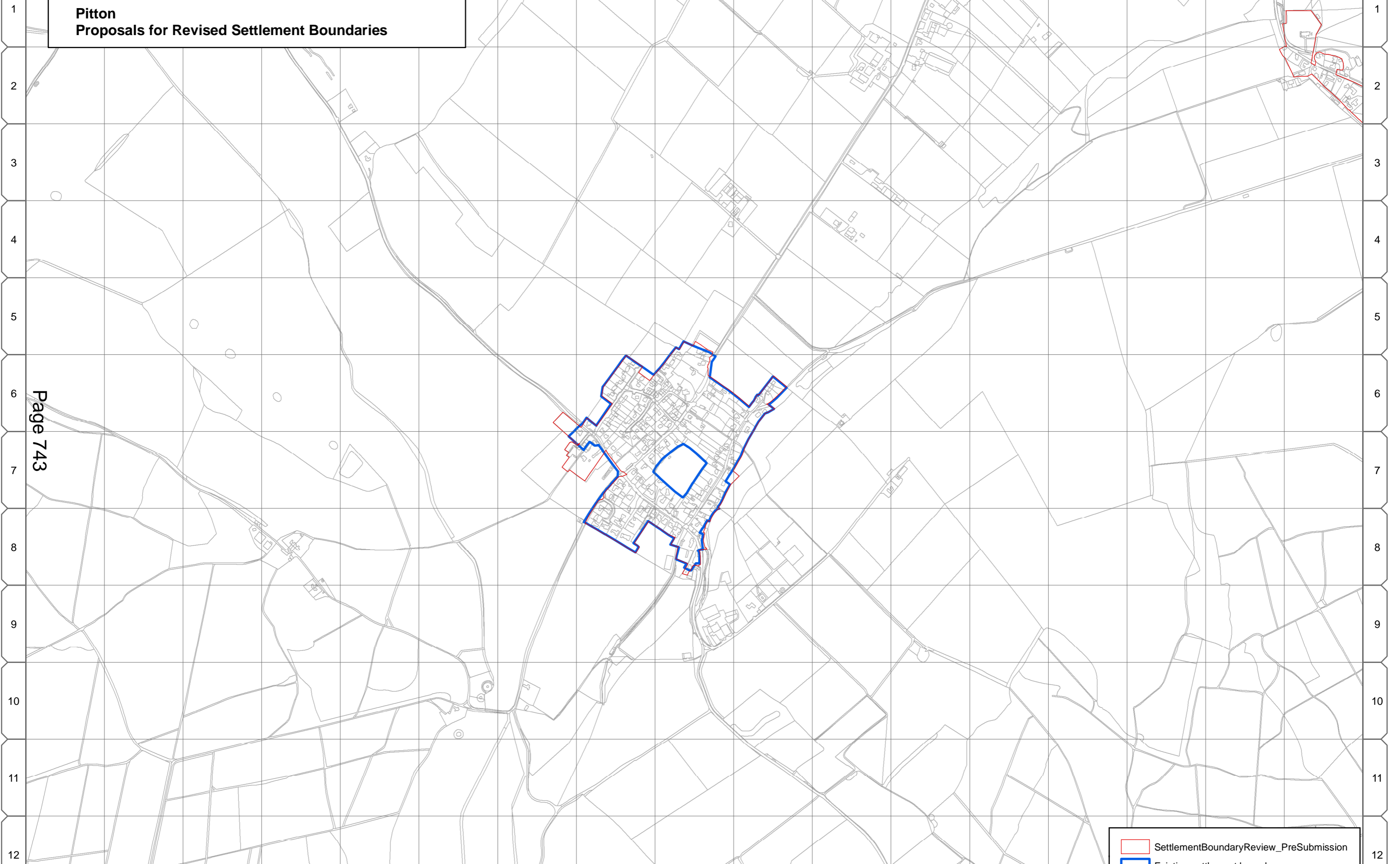
Table A.4 Proposed amendments to Morgan's Vale and Woodfalls Settlement Boundary

Map Grid Reference	Proposed Amendments
I10	Amend boundary to include built community facilities development physically related to the settlement.
G10	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G7	Amend boundary to include built residential development physically related to the settlement but exclude curtilage of property with the capacity to substantially extend the built form.
G6, G5, H5	Amend boundary to include built residential development and curtilages of properties physically related to the settlement.
G3	Amend boundary to include built residential development physically related to the settlement.
H3	Amend boundary to include built residential development physically related to the settlement.
G2	Amend boundary to include built residential development physically related to the settlement.

16 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

A B C D E F G H I J K L M N O P Q

**Pitton
Proposals for Revised Settlement Boundaries**



1
2
3
4
5
6
7
8
9
10
11
12

1
2
3
4
5
6
7
8
9
10
11
12

Page 743

SettlementBoundaryReview_PreSubmission
Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Pitton

A.5 The preceding map of Pitton illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.5* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁷⁾. The grid reference numbers are those used on the map overleaf.

Table A.5 Proposed amendments to Pitton Settlement Boundary

Map Grid Reference ⁽¹⁸⁾	Proposed Amendments
G6, G7, H7	Amend boundary to include the curtilage of a property that relates more to the built environment.
H7	Amendment to boundary to follow but not include clearly defined physical feature – the road.
I8 (S)	Amend boundary to include the curtilage of a property that relates more to the built environment.
I8	Amend boundary to follow but not include clearly defined physical features, i.e. hedgerow.
J7	Amend boundary to include the curtilage of a property that relates more to the built environment.
I6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
I5	Amend boundary to include the curtilage of a property that relates more to the built environment.
H6	Amend boundary to exclude area more closely related to the countryside.

17 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

18 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

**Whiteparish
Proposals for Revised Settlement Boundaries**

Page 745

- SettlementBoundaryReview_PreSubmission
- Existing settlement boundary

Whiteparish

A.6 The preceding map of Whiteparish illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.6* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁹⁾. The grid reference numbers are those used on the map overleaf.

Table A.6 Proposed amendments to Whiteparish Settlement Boundary

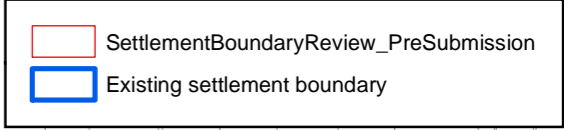
Map Grid Reference ⁽²⁰⁾	Proposed Amendments
F8	Amend boundary to include built residential development that is physically related to the settlement.
H7	Amend boundary to include the curtilage of a property that relates more to the built environment.
G9	Amend boundary to include the curtilage of a properties that relate more to the built environment.
G9 (E)	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
H10	Amend boundary to include built community facility development physically related to the settlement.
H9, H10, I10	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H8	Amend boundary to include the curtilage of a property that relates more to the built environment.
H6	Amend boundary to include built community facilities development (i.e. church) that is physically related to the settlement.
I6	Amend boundary to remove area of land more closely related to the open countryside.
K6	Amend boundary to include built residential development that is physically related to the settlement.
J5, K5	Amend boundary to include built employment development that is physically related to the settlement.
I4, I5	Amend boundary to include the curtilage of a properties physically related to the built form of the settlement.
H4, H5	Amend boundary to include built residential development that is physically related to the settlement.
G6, G7	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.

19 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

20 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

**Winterslow
Proposals for Revised Settlement Boundaries**

Page 747



Winterslow

A.7 The preceding map of Winterslow illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.7* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²¹⁾. The grid reference numbers are those used on the map overleaf.

Table A.7 Proposed amendments to Winterslow Settlement Boundary

Map Grid Reference ⁽²²⁾	Proposed Amendments
N6, O6, O7, P7	Amend boundary to include area of built residential development physically related to the settlement.
M5 (E)	Exclude area of land more closely related to the countryside.
M5 (N), L5	Amend boundary to exclude area of land more closely related to the countryside and with the capacity to extend the built form of the settlement and to follow defined physical features.
M8	Amend boundary to follow defined physical feature – curtilage of property.
M7, L7	Amend boundary to include built residential development physically related to the settlement.
L6 (NW), K6	Amend boundary to include built development and to follow defined physical features.
J5, J6	Amend boundary to follow defined physical features and include built residential development physically related to the settlement.
I5, I4	Amend boundary to include built community facilities development physically related to the settlement.
H4 (S)	Amend boundary to exclude area of land more closely related to the countryside and to follow defined physical feature – curtilages of properties.
H5, G5, F5, G4	Amend boundary to include built residential and community facility development physically related to the settlement.
G4, F4, F3	Amend boundary to include built residential development and curtilages of properties that do not have the capacity to extend the built form of the settlement.
F3 (N), F2	Amend boundary to include built development physically related to the settlement.
G3, H3	Amend boundary to include built residential development correcting inaccuracies in previous line.
N4	Amend boundary to include built residential development physically related to the settlement.

21 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

22 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

E9	Amend boundary to follow defined physical features – curtilage of properties.
E8, D8, E7, D7, C7, C6	Amend boundary to include built residential and community facilities development physically related to the settlement.
F8	Amend boundary to follow defined physical feature.

Southern Wiltshire Community Area Topic Paper - Cabinet version

Tidworth Community Area Topic Paper - Cabinet version

■	Main sections	
1	Introduction	3
2	Tidworth Community area	6
3	Settlement boundary review	9
4	Overview of the site selection process	10
5	Outcome of the site selection process for Tidworth and Ludgershall	12
6	Outcome of the Tidworth Community Area Remainder site selection process	16
7	Conclusions	17
■	Appendices	
A	Proposals for revised settlement boundaries	18
B	SHLAA sites considered during the site selection process	28
C	Exclusionary criteria considered at Stage 2a of the site selection process	31
D	Assessment criteria and output from Stage 2a of the site selection process	34
E	Assessment criteria and output from Stage 2b of the site selection process	43
F	Assessment criteria and output from Stage 3 of the site selection process	44
G	Assessment criteria and output from Stage 4a of the site selection process	50

1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Tidworth Community Area.

Settlement boundary review

1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan⁽¹⁾.

1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the Plan period in accordance with national policy and to compliment neighbourhood planning.

Topic paper structure

1.5 *Table 1.1* shows the layout of the Tidworth Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Tidworth Community Area Topic Paper

#	Section	Appendices
2	Community Area	Planning policy context for the Tidworth Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Tidworth and Ludgershall	Summary of the site selection process for Tidworth and Ludgershall (Stages 1 to 4a). It outlines the methodology and identifies whether housing site allocations for the towns should be included in the Plan. This section summarises the outcome of the site selection process and provides justification for the Plan's proposed allocations.	Appendix B contains maps of each settlement showing SHLAA sites considered during the site selection process. They show whether sites have been identified for allocation or at which stage they have been removed from the site selection process.
6	Outcome of the Tidworth Community Area Remainder site selection process	Summary of the Tidworth Community Area site selection process (Stage 1). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan. This section summarises the outcome of the site selection process.	<p>Appendix C contains maps of each settlement showing the exclusionary assessment criteria considered at Stage 2a of the site selection process.</p> <p>Appendix D contains the assessment criteria and output from Stage 2a of the site selection process.</p> <p>Appendix E contains the assessment criteria and output from Stage 2b of the site selection process.</p> <p>Appendix F contains the assessment criteria and output summary from Stage 3 of the site selection process.</p> <p>Appendix G contains the assessment criteria and output from Stage 4a of the site selection process.</p>

7	Conclusions	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	
---	--------------------	--	--

2. Tidworth Community area

Context

- 2.1** The WCS provides the context for the Plan in relation to the Tidworth Community Area. Core Policies 1 (Settlement Strategy) and 26 (Tidworth Area Strategy) set out:
- the settlement hierarchy for sustainable development in the Tidworth Community Area, and
 - associated indicative housing requirements.
- 2.2** Core Policy 26 requires about 1,750 new homes to be provided at the Market Towns of Tidworth and Ludgershall (including land identified for strategic growth at Drummond Park, Ludgershall) over the Plan period 2006 to 2026; and approximately 170 new homes in the rest of the community area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Tidworth Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

- 2.3** The settlements listed in *Table 2.1* below fall within the Tidworth Community Area.

Table 2.1 Settlement Strategy in the Tidworth Community Area

Market Towns	Tidworth and Ludgershall
Large Villages	Collingbourne Ducis and Netheravon
Small Villages	Collingbourne Kingston, Enford, Everleigh and The Chutes (Chute Cadley / Chute Standen, Lower Chute and Upper Chute)

Issues and considerations

- 2.4** Core Policy 26 and the supporting text (paragraph 5.140) of the WCS identify specific issues to be addressed in planning for the Tidworth Community Area, including:
- the use of brownfield land may enable the protection of sensitive areas around the community area including the Salisbury Plain SSSI, SPA and SAC and the North Wessex Downs AONB. However, the re-use of this land needs to be considered carefully in relation to the wider needs of the area
 - development with potential to increase recreational pressure upon the Salisbury Plain Special Protection Area ('SPA') will not be permitted unless proportionate contributions towards the maintenance of the Stone Curlew Management Strategy⁽²⁾ designed to avoid adverse effects upon the integrity of the stone curlew population as a designated feature of the SPA are made

2 Wiltshire Council (2015). Salisbury Plain SPA - HRA and Mitigation Strategy. Available at: <http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment/writingecologicalsurveysplanning.htm>

- all development within the community area will need to conserve the designated landscape of the North Wessex Downs Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics
- development in the vicinity of the River Avon (Hampshire) or Salisbury Plain Special Areas of Conservation ('SAC') must incorporate appropriate measures to ensure that it will not adversely affect the integrity of those Natura 2000 sites

2.5 The Wiltshire Infrastructure Delivery Plan ('IDP')⁽³⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- new and extensions to existing primary schools to provide additional places
- expansion of Wellington Academy to provide additional places
- provision of additional nursery school places
- improvements to (including relocation/ replacement) of Ludgershall Fire Station
- support development of local primary care health facilities

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 The housing requirements for Tidworth Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for Tidworth Community Area at April 2017⁽⁴⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Tidworth and Ludgershall	1,750	728	948	74
Tidworth CA Remainder	170	93	3	74
Tidworth CA	1,920	821	950	149

Neighbourhood planning

2.8 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

3 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Tidworth Community Area.*
 4 Wiltshire Council (June 2017). *Topic Paper 3 Housing Land Supply.*

- 2.9** Tidworth Community Area has no neighbourhood plans in preparation. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁵⁾.

5 Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Tidworth Community Area:

- Tidworth
- Ludgershall
- Collingbourne Ducis, and
- Netheravon

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁶⁾.

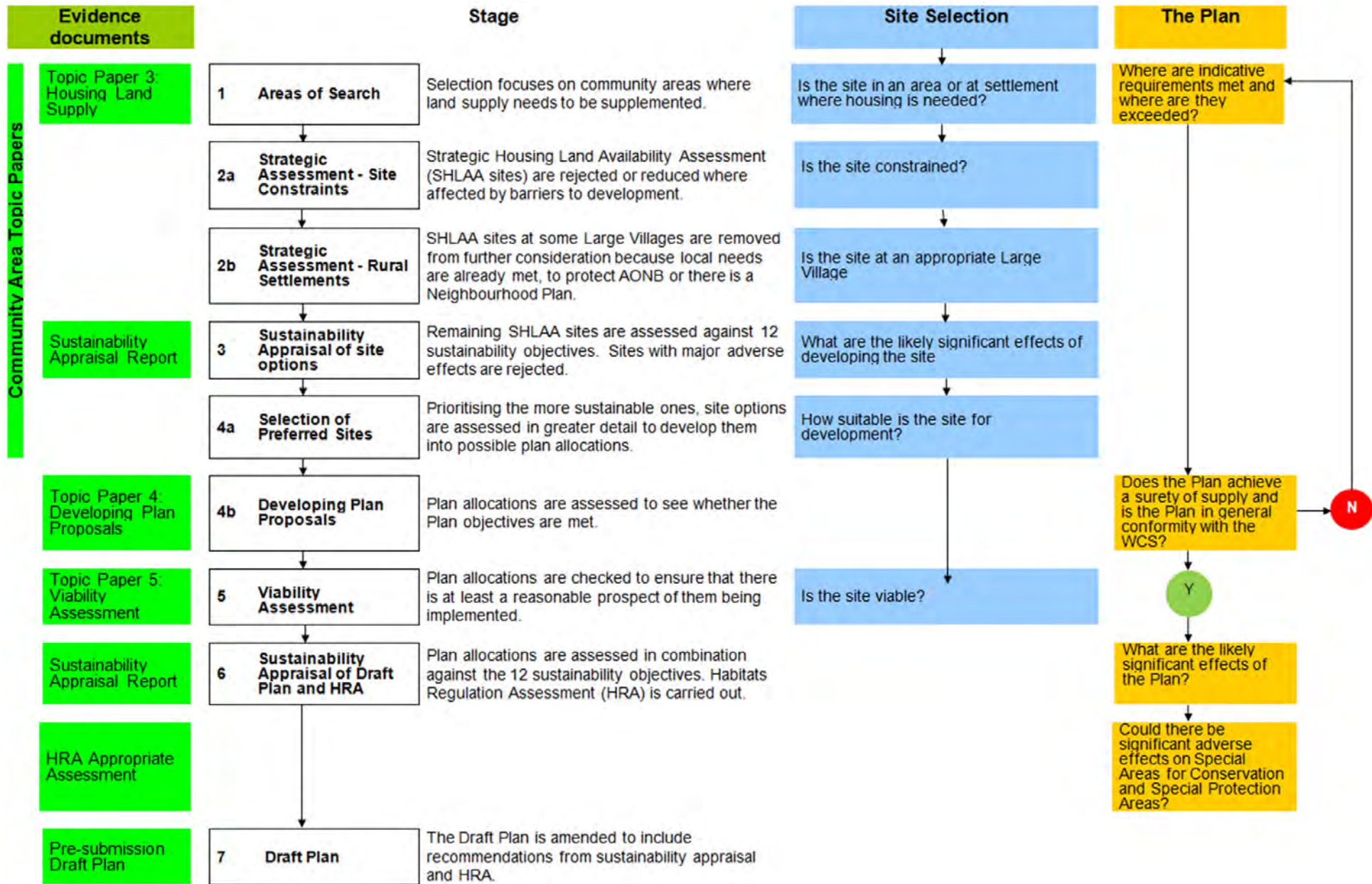
3.3 No settlements in the Tidworth Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

6 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology*⁽⁷⁾.

7 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.



5. Outcome of the site selection process for Tidworth and Ludgershall

Overview

- 5.1** This section summarises the outcome of the site selection process for the Market Towns of Tidworth and Ludgershall. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁸⁾.
- 5.2** The decisions taken after each stage of the process for Tidworth and Ludgershall, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Tidworth and Ludgershall. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4** *Table 2.2* demonstrates that there is an indicative residual requirement of 74 dwellings at Tidworth and Ludgershall to be delivered during the Plan period.
- 5.5** Therefore, the Plan will consider the potential to allocate additional land to help meet the indicative residual requirement. The site selection process for the Market Towns of Tidworth and Ludgershall progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

- 5.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in Tidworth and Ludgershall. Strategic Housing Land Availability Assessment (SHLAA) sites in these settlements are assessed against a range of exclusionary criteria. They are removed or reduced in capacity where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 5.7** **Appendix B** contains maps of Tidworth and Ludgershall, showing SHLAA sites considered during the site selection process. **Appendix C** contains maps showing the exclusionary criteria, while **Appendix D** contains the assessment criteria and output from Stage 2a, including reasons why individual sites have been removed.
- 5.8** *Table 5.1* below summarises the output from the Stage 2a strategic assessment for Tidworth and Ludgershall.

8 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

Table 5.1 SHLAA sites considered at Tidworth and Ludgershall.

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Tidworth	404, 406, 424, 590, 591, 593, 594, 595, 2058, 2059, 2060, 2061, 3036, 3037, 3038, 3040, 3110, 3111, 3116, 3159	None
Ludgershall	371, 372, 373, , 554, 555, 805, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 3180, 3468, 3498	553

5.9 Appendix B highlights SHLAA sites removed after Stage 2a of the site selection process.

Stage 3: Sustainability Appraisal of remaining SHLAA sites

5.10 After a high level assessment, the remaining potential site has been assessed using Sustainability Appraisal. The Sustainability Appraisal framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of the site has been assessed against each of the objectives using a consistent set of decision-aiding questions. The site option was then scored under each objective based on a generic assessment scale from major positive to a major adverse effect⁽⁹⁾.

5.11 Appendix F contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for Tidworth and Ludgershall. Detailed assessments of individual sites are included within the Sustainability Appraisal Report⁽¹⁰⁾.

5.12 Potential sites are rejected where the appraisal concludes development would result in one or more major adverse effects. The remaining potential sites in each area or settlement are compared in terms of the balance of their sustainability benefits versus adverse effects. The appraisal therefore suggests potential sites that are 'more sustainable' or 'less sustainable', as shown in Table 5.2.

Table 5.2 SHLAA site considered at Stage 3 at Tidworth and Ludgershall

SHLAA ref	Site name	Outcome after Stage 3
Ludgershall		
Site 553	Land at Empress Way	More Sustainable

Sites rejected after Stage 3

5.13 There were no sites rejected after Stage 3.

Sites taken forward

5.14 Table 5.3 below shows the site taken forward to the next stage of the site selection process.

9 Wiltshire Council (June 2017). *Sustainability Appraisal*.

10 Wiltshire Council (June 2017). *Sustainability Appraisal*.

Table 5.3 Site taken forward after Stage 3 at Tidworth and Ludgershall

SHLAA ref	Site name
Ludgershall	
Site 553	Land at Empress Way

5.15 Appendix B highlights the SHLAA site taken forward to the next stage of the site selection process.

Stage 4a: Selection of preferred sites

5.16 The purpose of this stage, which involves five steps, is to select those SHLAA sites that should be site allocations. The 'more sustainable' sites (site options), resulting from the assessment in Stage 3, are individually assessed in more detail for suitability and fit with area strategy (steps 1-4). The conclusion selects preferred sites (step 5)⁽¹¹⁾.

5.17 Appendix G contains the assessment criteria and output from Stage 4a of the site selection process for Tidworth and Ludgershall. This includes a approximate dwelling capacity for the preferred sites identified for allocation, as well as identifying particular considerations connected to each site that should be referred to by the Plan.

5.18 Table 5.4 below shows the site option considered at Stage 4a.

Table 5.4 Site option considered at Stage 4a at Tidworth and Ludgershall

SHLAA ref	Site name	SHLAA capacity	Capacity
Ludgershall			
Site 553	Land at Empress Way	179	270 ⁽¹²⁾
TOTAL		179	270

Sites removed after Stage 4a

5.19 There were no site options removed after Stage 4a.

Preferred sites

5.20 Table 5.5 below shows the preferred site identified for allocation and the revised capacity following the consideration of necessary mitigation measures and the need to reduce the net developable area.

Table 5.5 Preferred site identified for allocation at Tidworth and Ludgershall

SHLAA ref	Site name	Capacity after mitigation
Ludgershall		
Site 553	Land at Empress Way	270
TOTAL:		270

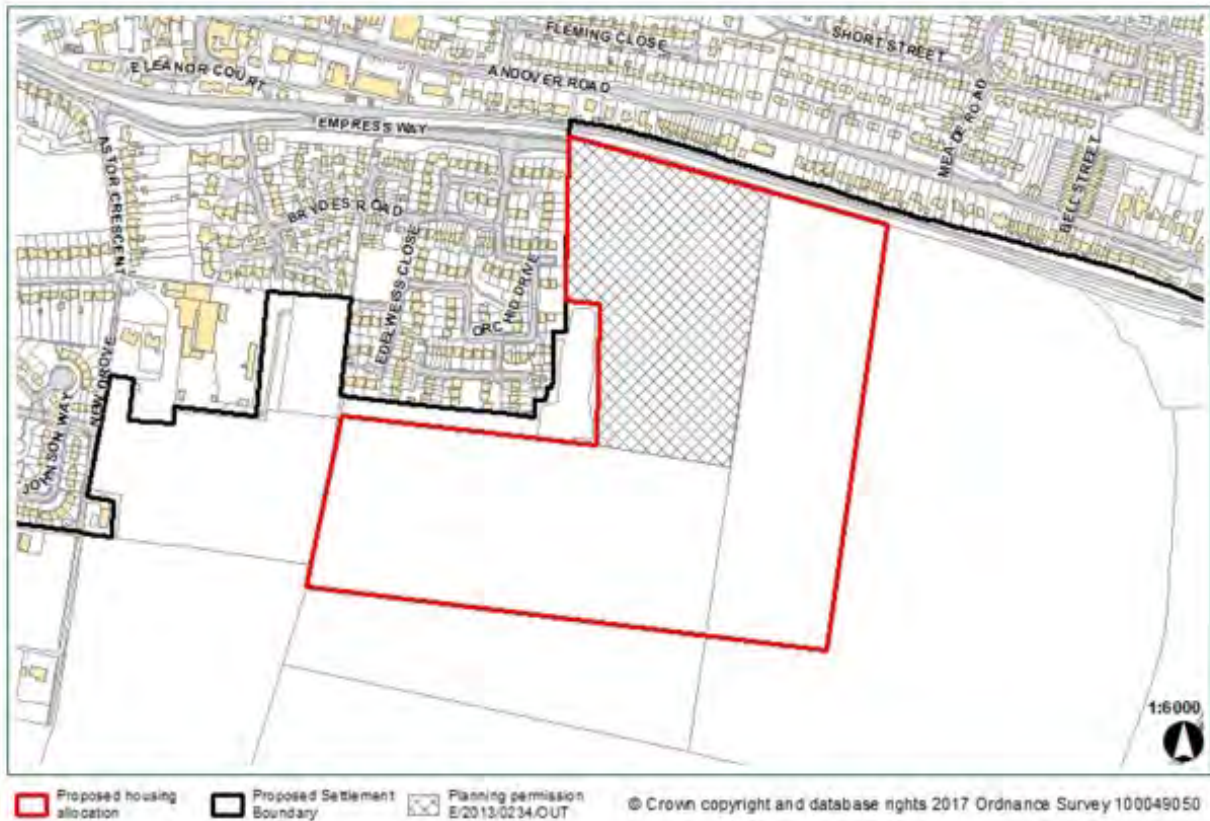
11 Wiltshire Council (June 2017). Topic Paper 2: Site Selection Process Methodology

12 This total includes 109 dwellings that already have planning permission.

5.21 Therefore, one available, achievable and deliverable site is identified for allocation at Ludgershall. This is considered to be the best and most appropriate option to allocate at the Market Towns. Development of the site for housing would contribute to the area strategy for Tidworth and Ludgershall by boosting the supply of homes to help meet indicative requirements. The following paragraph sets out the justification for its allocation.

Site 533 – Land at Empress Way, Ludgershall

Figure 5.1 Site 533 – Land at Empress Way, Ludgershall



5.22 Land at Empress Way, Ludgershall is in a very accessible and sustainable location within walking and cycling distance of local services and facilities available in Ludgershall town centre.

5.23 The potential adverse effects of developing the site are considered able to be capable of mitigation with minimal reduction to the site area. Allocated for approximately 270 dwellings, ⁽¹³⁾ the site is capable of providing a significant number of affordable dwellings in line with WCS requirements and development could improve local vehicular access through the provision of a link road and provide the opportunity for a new primary school.

5.24 Appendix B highlights the preferred site identified for allocation.

13 including 109 dwellings that already benefit from planning permission

6. Outcome of the Tidworth Community Area Remainder site selection process

Overview

- 6.1 This section summarises the outcome of the site selection process for Tidworth Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽¹⁴⁾.
- 6.2 The decisions taken after each stage of the process for Tidworth Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3 The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews indicative residual requirement outstanding for the Tidworth Community Area Remainder. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4 *Table 2.2* demonstrates an indicative residual requirement of 74 dwellings for Tidworth Community Area Remainder to be delivered during the Plan period. However, a main purpose of the Plan is to ensure a surety of housing land supply. To a significant degree this objective is already met for the East Wiltshire Housing Market Area ('HMA'). There is therefore no strategic priority to allocate sites for housing land at Large Villages where scales of housing are intended to only meet local needs. The priority for planning control to pass to the local communities to develop their own vision for the future of their area takes precedence. Local needs can be addressed through neighbourhood planning. Large Villages in the East Wiltshire HMA are therefore removed from 'areas of search'. The rural area around Tidworth contains two designated Large Villages. Collingbourne Ducis has experienced above average growth since 2006. This would seem sufficient to help maintain its role. Netheravon has several brownfield sites that are potentially suitable for redevelopment and these possibilities would be best explored through a neighbourhood planning process.
- 6.5 Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Tidworth Community Area Remainder and the site selection process ends after Stage 1.

14 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

7. Conclusions

Tidworth and Ludgershall

7.1 There is an indicative residual housing requirement of 74 dwellings at Tidworth and Ludgershall. *Table 7.1* below shows the preferred site that has been identified for allocation.

Table 7.1 Preferred site identified for allocation at Tidworth and Ludgershall

SHLAA ref	Site name	Capacity
Ludgershall		
Site 553	Land at Empress Way	270
TOTAL:		270

Tidworth Community Area Remainder

7.2 A main purpose of the Plan is to ensure a surety of housing land supply and whilst there is an indicative residual requirement of 74 dwellings for Tidworth Community Area Remainder to be delivered during the Plan period, this objective is already met for the East Wiltshire HMA. As such Large Villages in the East Wiltshire HMA are therefore removed from 'areas of search'. Local needs can be addressed through neighbourhood planning where local communities to develop their own vision for the future of their area.

7.3 In addition, Collingbourne Ducis has experienced above average growth since 2006. This would seem sufficient to help maintain its role. Netheravon has several brownfield sites that are potentially suitable for redevelopment and these possibilities would be best explored through a neighbourhood planning process.

7.4 As a result, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within the Tidworth Community Area Remainder and the site selection process ends after Stage 1.

Settlement Boundary Review

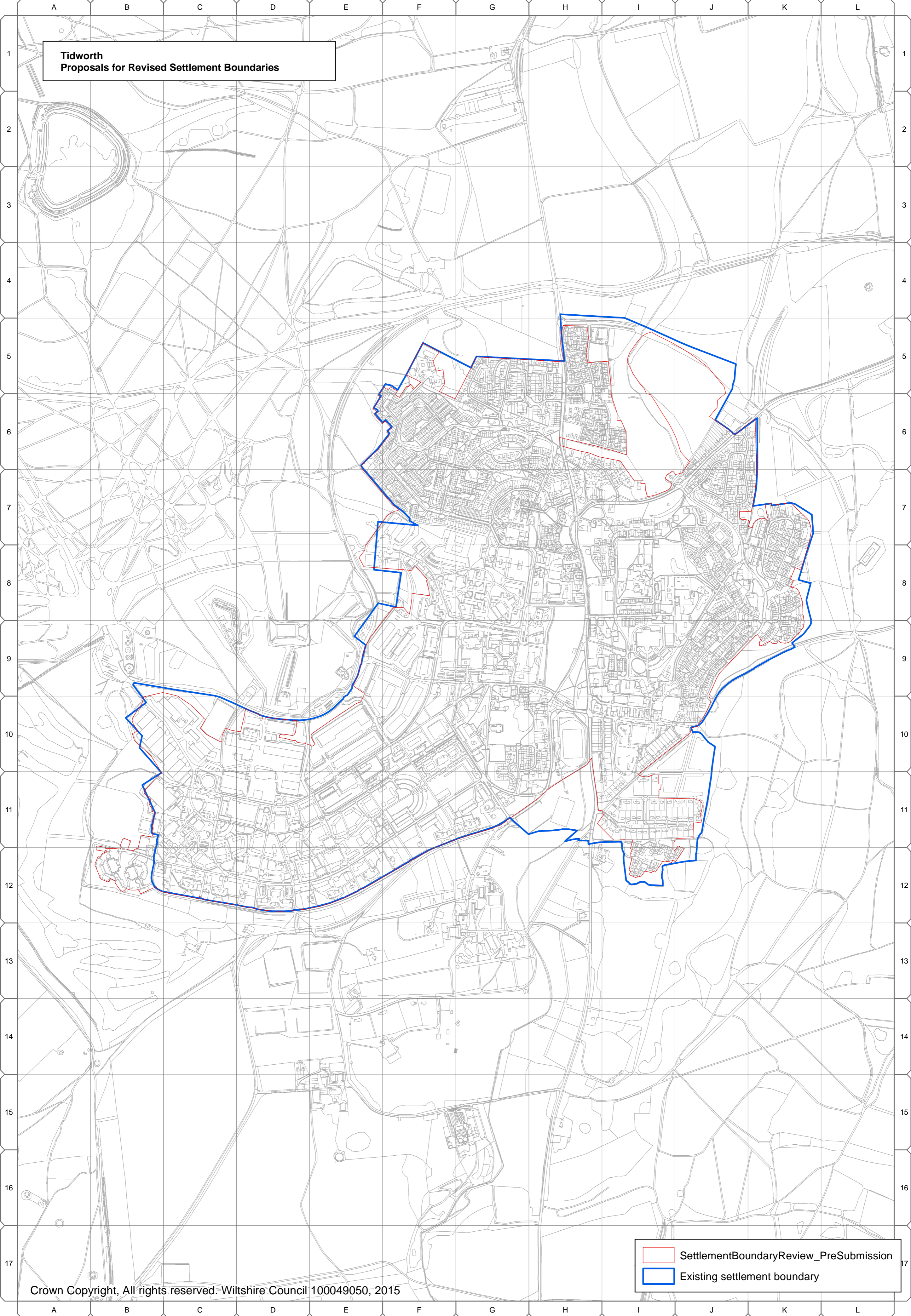
7.5 The Plan has reviewed the settlement boundaries of the following settlements within the Tidworth Community Area:

- Tidworth
- Ludgershall
- Collingbourne Ducis, and
- Netheravon

7.6 No settlements in the Tidworth Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

Appendix A: Proposals for revised settlement boundaries

**Tidworth
Proposals for Revised Settlement Boundaries**



- SettlementBoundaryReview_PreSubmission
- Existing settlement boundary

Tidworth

A.1 The preceding map of Tidworth illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁵⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Tidworth Settlement Boundary

Map Grid Reference (16)	Proposed Amendment
I12	Amend boundary to follow defined physical features – curtilages of properties.
H11	Amend boundary to exclude area of recreational and amenity space on the edge of the settlement that is more closely related to the open countryside.
B12	Amend boundary to include area of built development physically related to the settlement.
C10	Amend boundary to exclude amenity space on the edge of settlement that is more closely related to the countryside.
D10, E10	Amend boundary to follow defined physical feature.
E9, F8	Amend boundary to follow defined physical feature and to exclude area more closely related to the countryside.
E8, F7	Amend boundary to include area of built development physically related to the settlement.
F5	Amend boundary to exclude area of land more closely related to the countryside.
F5, G5	Amend boundary to exclude area of land more closely related to the open countryside.
H5, H6, I6, I7, J6	Amend boundary to exclude area of land more closely related to the open countryside.
K7	Amend boundary to exclude area of land more closely related to the countryside.
K7 (E)	Amend boundary to follow curtilages of properties.
K8, K9	Amend boundary to exclude area more closely related to the open countryside to follow curtilages of properties.



15 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

16 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

K9, J9	Amend boundary to exclude area more closely related to the open countryside to follow curtilages of properties.
J10, I10, I11, J11	Amend boundary to exclude area more closely related to the open countryside.

**Ludgershall
Proposals for Revised Settlement Boundaries**

Page 772

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

Ludgershall

A.2 The preceding map of Ludgershall illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁷⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed Amendments to Ludgershall Settlement Boundary



Map Grid Reference ⁽¹⁸⁾	Proposed Amendment
G4, H4	Amend boundary to follow but not include clearly defined physical features - the road and to exclude area more closely related to the countryside.
I4	Amend the boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
G8	Amend the boundary to include residential development that is physically related to the settlement.
J6, K6, L6, M7	Amend the boundary to follow but not include clearly defined physical features – the railway line.
P6, O6	Amend boundary to remove area more closely related to the countryside.
J7, I7, H7	Amend boundary to remove area more closely related to the countryside.

17 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

18 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

**Collingbourne Ducis
Proposals for Revised Settlement Boundaries**

Page 774

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

Collingbourne Ducis

A.3 The preceding map of Collingbourne Ducis illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁹⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed Amendments to Collingbourne Ducis

Map Grid Reference ⁽²⁰⁾	Proposed Amendment
K6, K5	Amend boundary to include built residential development and curtilages of property that is physically related to the settlement.
K6, K7	Amend boundary to exclude employment development at the edge of the large village.
K6 (SW)	Amend boundary to remove area more closely related to the countryside.
I6, J6	Amend boundary to include built residential development that is physically related to the settlement and the curtilage of a properties that relate more to the built environment.
H8, H9	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G8, G9	Amendment to boundary to follow but not include clearly defined physical feature – the road.
F8	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H7, H8	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
G6, H6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H5	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
G4	Amend boundary to include the curtilage of a property that relates more to the built environment.

¹⁹ Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.



²⁰ Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

A B C D E F G H I J K L M N O P Q

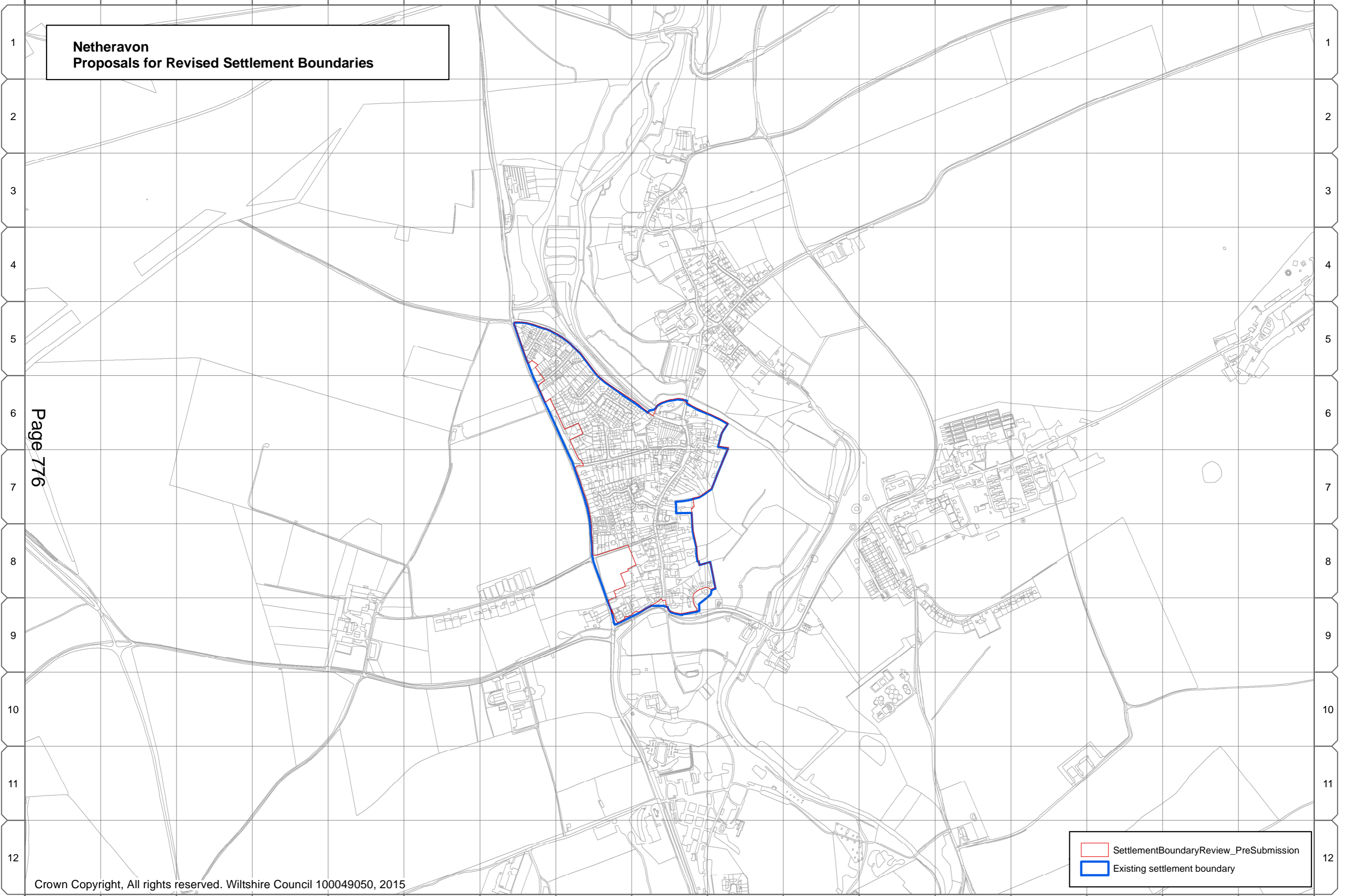
1
2
3
4
5
6
7
8
9
10
11
12

**Netheravon
Proposals for Revised Settlement Boundaries**

Page 776

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

A B C D E F G H I J K L M N O P Q



Netheravon

A.4 The preceding map of Netheravon illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.4* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²¹⁾. The grid reference numbers are those used on the map overleaf.

Table A.4 Proposed Amendments to Netheravon

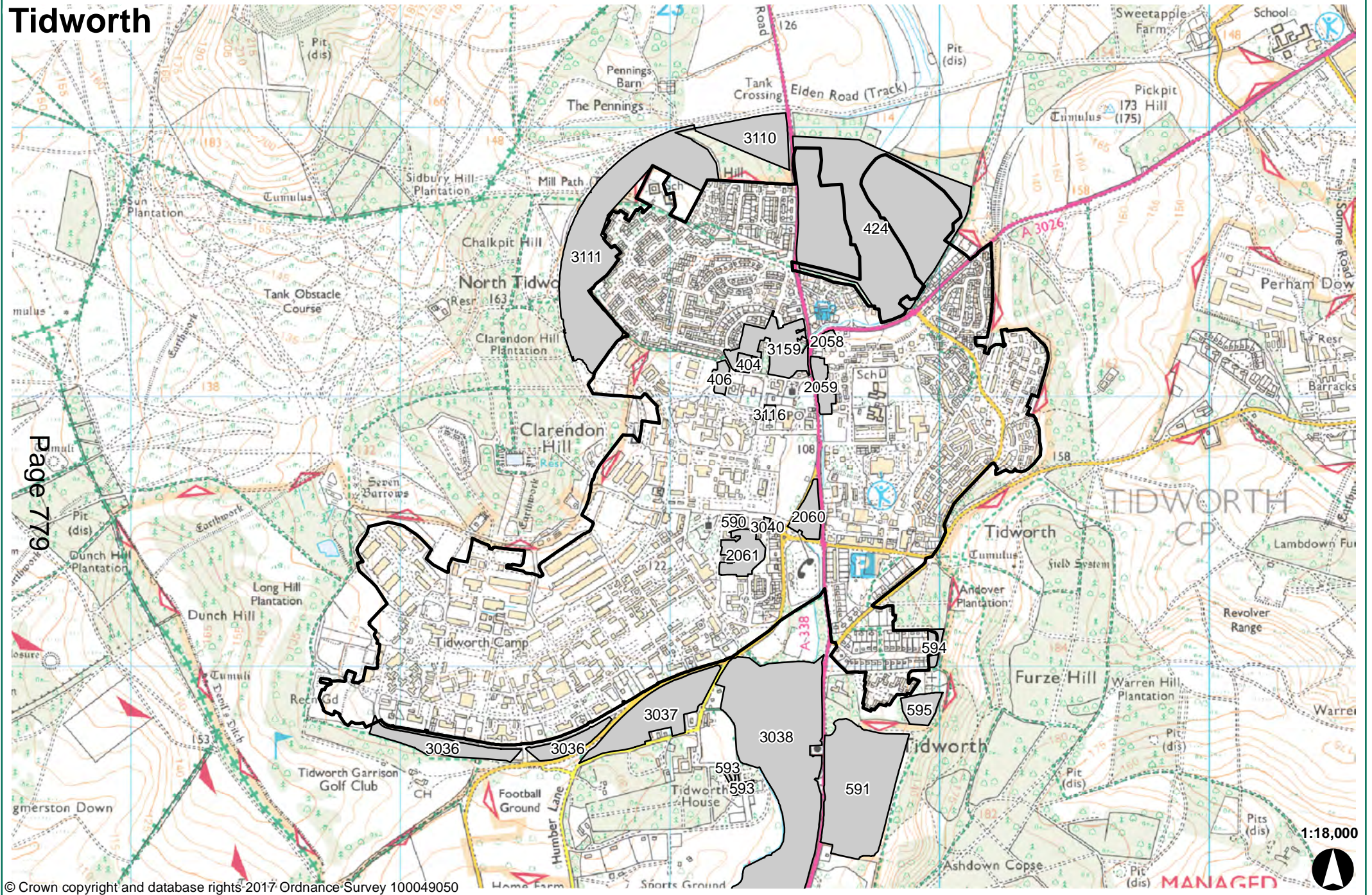
Map Grid Reference ⁽²²⁾	Proposed Amendment
H8	Amend the boundary to exclude recreational or amenity space (i.e. school playing fields) that relates more to the open countryside.
I9	Amendment to boundary to follow but not include clearly defined physical feature – the road.
I8, I9, J8	Amendment to boundary to follow but not include clearly defined physical feature – the road.
I7	Amend the boundary to include the curtilage of the property that relates more to the built form of the settlement.
H7, H6, G6, G5	Amend boundary to follow curtilages of properties on the settlement side of the road.

21 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

22 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

Appendix B: SHLAA sites considered during the site selection process

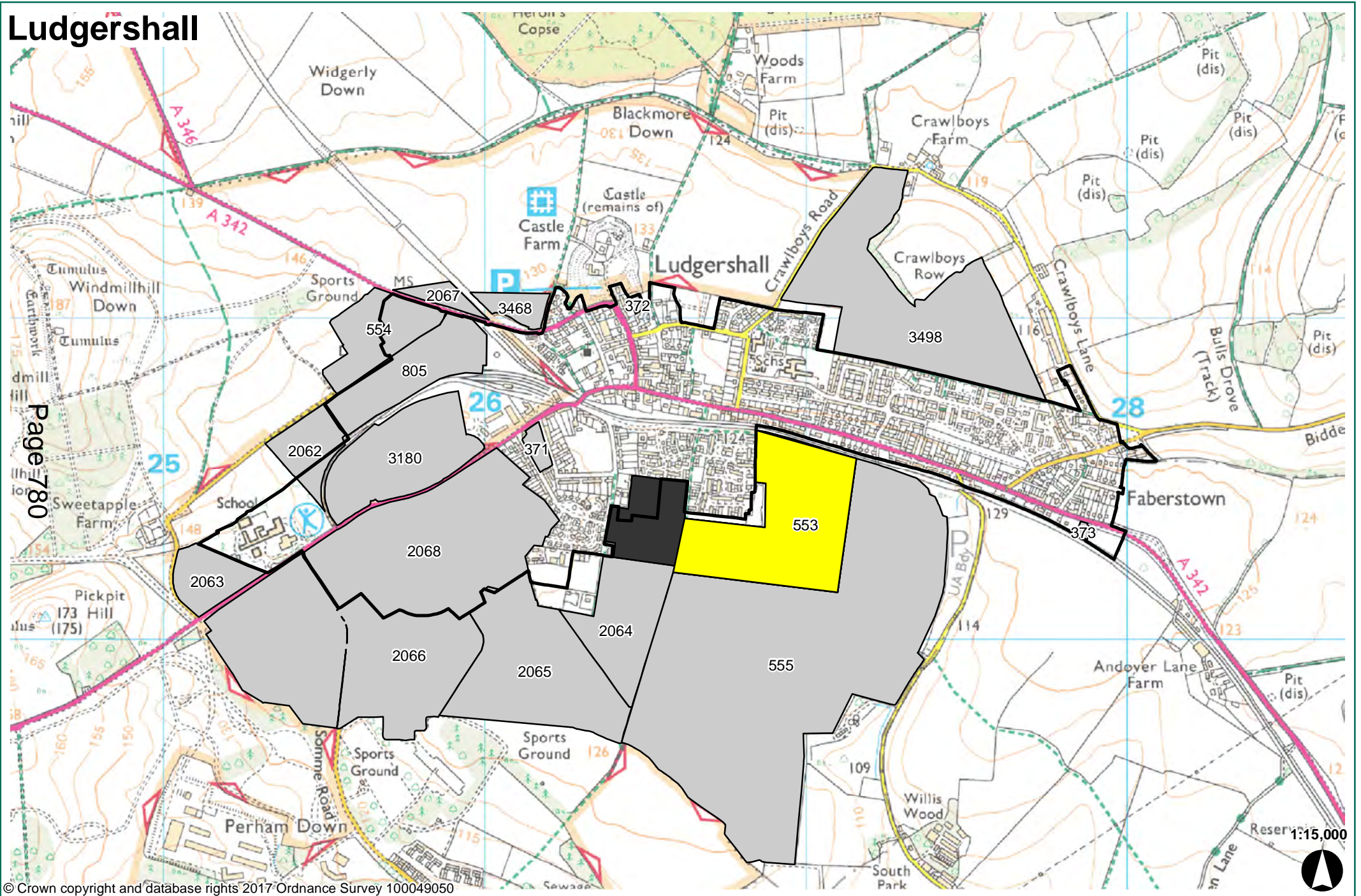
Tidworth



Page 719

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Ludgershall



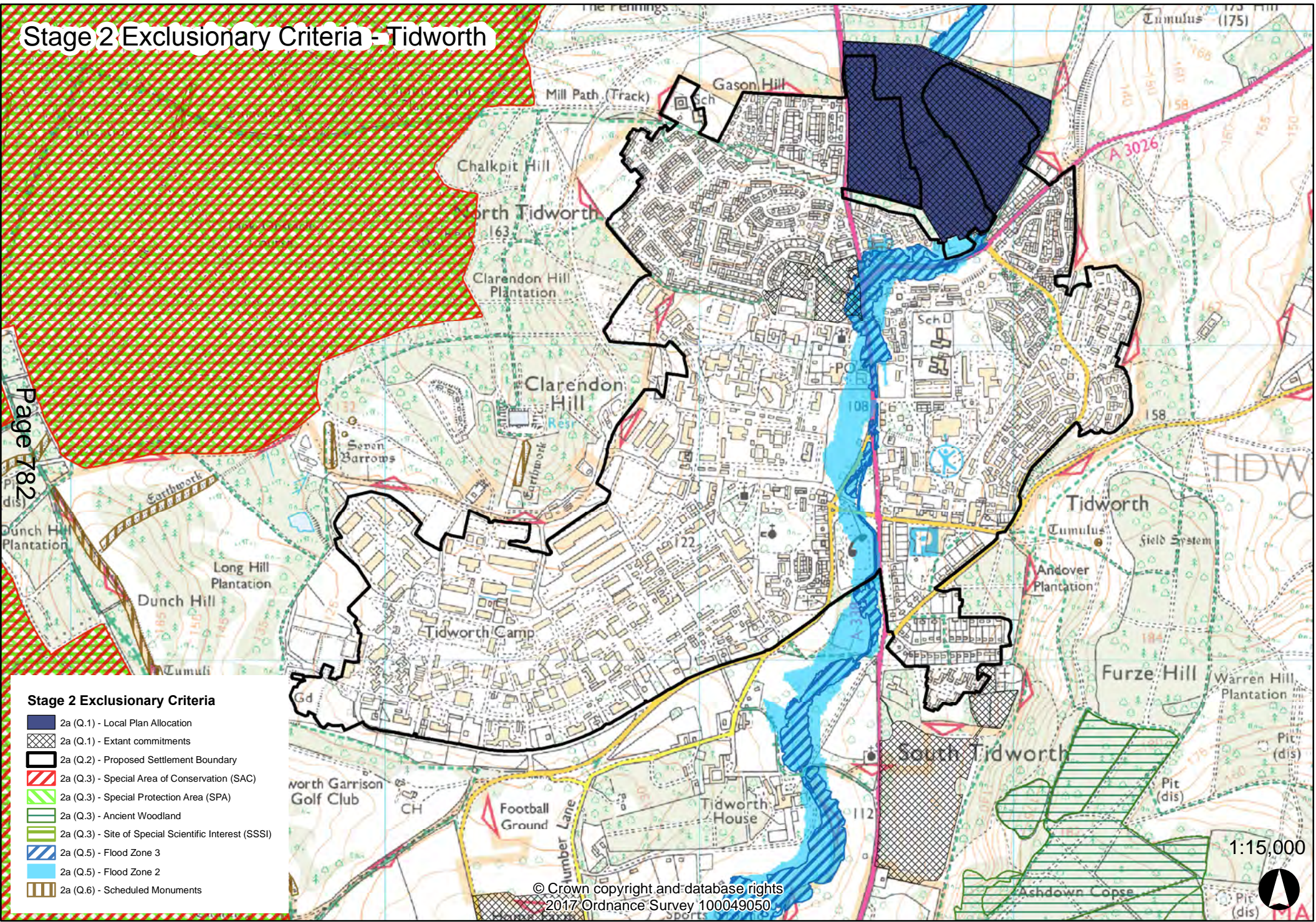
© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Appendix C: Exclusionary criteria considered at Stage 2a of the site selection process

Stage 2 Exclusionary Criteria - Tidworth

Page 782



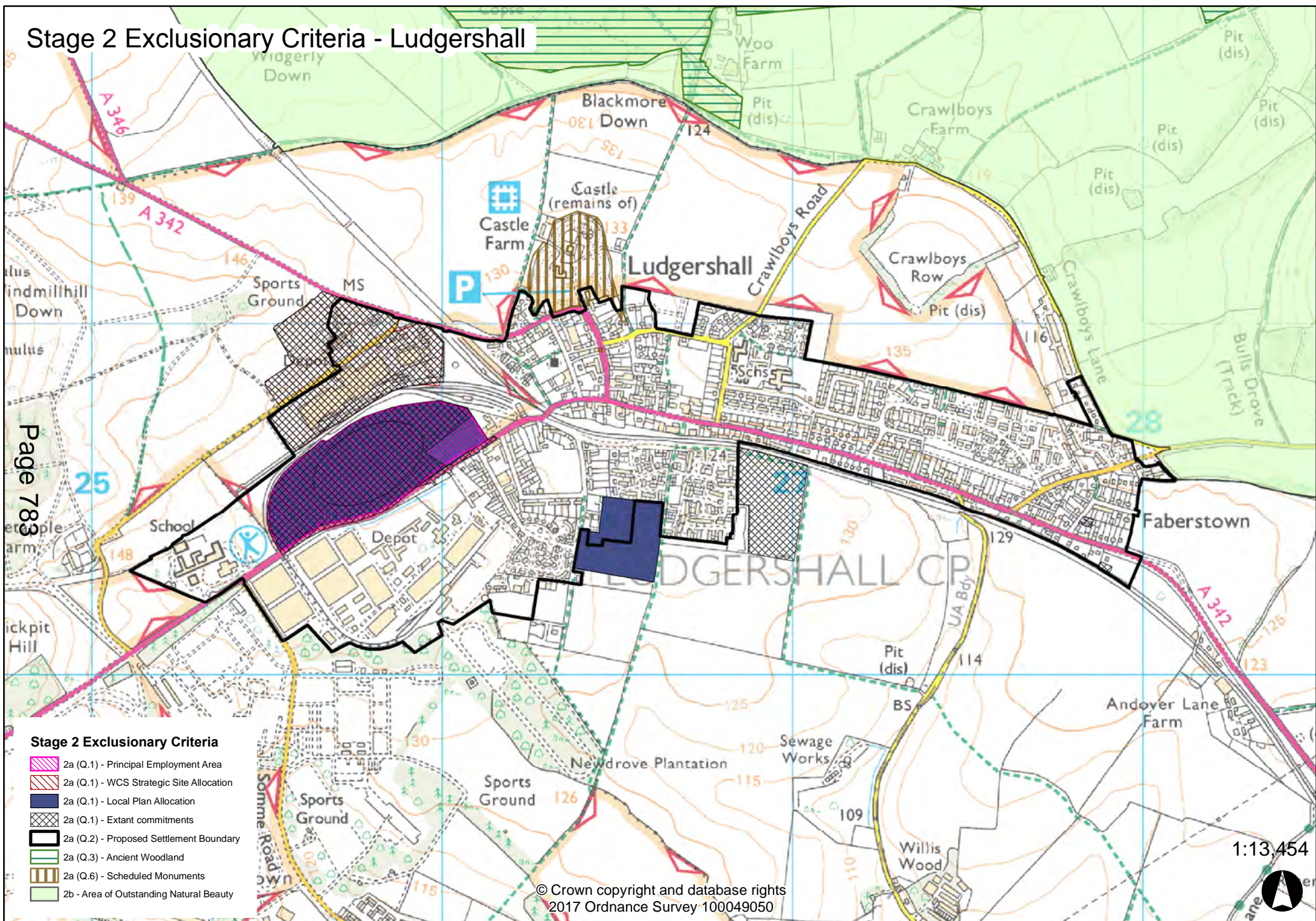
- Stage 2 Exclusionary Criteria**
- 2a (Q.1) - Local Plan Allocation
 - 2a (Q.1) - Extant commitments
 - 2a (Q.2) - Proposed Settlement Boundary
 - 2a (Q.3) - Special Area of Conservation (SAC)
 - 2a (Q.3) - Special Protection Area (SPA)
 - 2a (Q.3) - Ancient Woodland
 - 2a (Q.3) - Site of Special Scientific Interest (SSSI)
 - 2a (Q.5) - Flood Zone 3
 - 2a (Q.5) - Flood Zone 2
 - 2a (Q.6) - Scheduled Monuments

© Crown copyright and database rights
2017 Ordnance Survey 100049050









1:15,000



Stage 2 Exclusionary Criteria - Ludgershall



Page 783

- Stage 2 Exclusionary Criteria**
-  2a (Q.1) - Principal Employment Area
 -  2a (Q.1) - WCS Strategic Site Allocation
 -  2a (Q.1) - Local Plan Allocation
 -  2a (Q.1) - Extant commitments
 -  2a (Q.2) - Proposed Settlement Boundary
 -  2a (Q.3) - Ancient Woodland
 -  2a (Q.6) - Scheduled Monuments
 -  2b - Area of Outstanding Natural Beauty

© Crown copyright and database rights
2017 Ordnance Survey 100049050

1:13,454



Appendix D: Assessment criteria and output from Stage 2a of the site selection process

Table D.1 Stage 2a colour grading

Red	Green
Absolute exclusionary criteria associated with this site. Exclude this site from further appraisal.	Site has the potential to be suitable for allocation for residential development. Continue with discretionary appraisal.

Table D.2 Stage 2a exclusionary questions

Exclusionary questions
1. Is the SHLAA site fully or partly a commitment? Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?
2. Is the site fully or partly within the settlement boundary ⁽²³⁾ ?
3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)?
4. Is the site fully or partly within green belt?
5. Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)?

23 The approach to site selection and the relationship with the settlement boundary, both adopted and emerging, is described in Topic Paper 2: Site Selection Methodology

Table D.3 Stage 2a assessment for Tidworth and Ludgershall

Area of search: Tidworth and Ludgershall													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria ⁽²⁴⁾						Remaining developable site capacity	Land available? Y/N ⁽²⁵⁾	Land developable? Y/N ⁽²⁶⁾	Consideration	Recommendation (take forward/remove)
			1	2	3	4	5	6					
Tidworth													
404	North of Moulton Bungalow, Ordnance House	9	N	Y							Within settlement boundary	Remove	
406	Zouch Market	15	N	Y							Within settlement boundary.	Remove	
424	North East Quadrant	449	P	P	N	N	P	N	U	N	Much of the site has planning permission. Of the part of the site without planning permission, some is within Flood Zones 2 & 3. The remainder has capacity for 14 dwellings, however it is a narrow strip	Remove	

26 Y = Yes, N = No, P = Partly (Red), Y = Yes (Red), Y = Yes (Red)

24 N = No (Green), P = Partly (Red), Y = Yes (Red)

25 Following Landowner Survey: Y = Yes (Green), N = No (Red), U = Unknown (Red), M = In multiple ownership (Red) - unless any available land retains deliverability and viability i.e. access, >5 dwelling site capacity

26 Y = Yes, N = No, P = Partly (Red), Y = Yes (Red)

Area of search: Tidworth and Ludgershall

590	Old Fire Station	7	N	Y														of land and it is unclear how it would be accessed. Availability of the site is uncertain.	Remove
591	Area 19 - land to the South of Park Road	180	P	N	N	N	N	N	N	5	U							In part completed/ permitted. The site has outline PP for military housing and forms part of the DIO's housing plans. No landowner response.	Remove
593	Tedworth House, Stables Road	9	Y															Site is separated from the settlement edge.	Remove
594	Land off Plantation road	15	Y															Site is committed.	Remove
595	Land south of Church Lane	32	Y															Site has been permitted/ completed.	Remove
2058	Tidworth 2	10	N	Y														Within settlement boundary.	Remove

Area of search: Tidworth and Ludgershall												
2059	Tidworth 3	27	P	Y								Remove
2060	Tidworth 5	35	N	Y								Remove
2061	Tidworth 6b	47	N	Y								Remove
3036	Tidworth 8	97	N	N	N	N	N	N	N	97	U	Remove
3037	Tidworth 9	138	N	N	N	N	N	N	N	138	U	Remove
3038	Tidworth 10	380	N	P	N	N	Y	N	N	262	U	Remove
3040	Tidworth 6a	5	P	Y								Remove
3110	MOD NW Tidworth 1	88	N	N	N	N	N	N	N	88	U	Remove

Area of search: Tidworth and Ludgershall														
3111	MOD NW Tidworth 2	236	N	N	N	N	N	N	N	N	236	U	Availability of the site unknown.	Remove
3116	The former Rectory site	6	N	Y									Within settlement boundary.	Remove
3159	Land at Pennings Road	85	P	Y									Within settlement boundary.	Remove
Ludgershall														
3180	Castledown	163	Y										The site comprises a Principal Employment Area.	Remove
371	Simonds Road	18	P	Y									Within settlement boundary.	Remove
372	R/O 14 - 22 Castle Street	5	N	Y									Within settlement boundary.	Remove
373	Pumping Station, Andover Road	5	N	Y									Within settlement boundary.	Remove
553	Land at Empress Way	329	P	N	N	N	N	N	N	179	Y	Y	Exclusionary criteria not met.	Take forward

Area of search: Tidworth and Ludgershall												
554	North Site, Former MSA Depot	138	Y									Remove
555	Land at Empress Way	932	Y									Remove
805	South site, former MSA depot	171	Y									Remove
2062	Ludgershall 1	83	N	P	N	N	N	N	N	83	U	Remove
2063	Ludgershall 2	84	N	N	N	N	N	N	N	84	U	Remove
2064	Ludgershall 3	186	N	N	N	N	N	N	N	186	U	Remove
2065	Ludgershall 4	247	N	N	N	N	N	N	N	247	U	Remove
2066	Ludgershall 12	433	N	N	N	N	N	N	N	433	U	Remove
2067	Ludgershall 14	29	N	N	N	N	N	N	N	29	U	Remove
2068	Ludgershall 13	360	N	Y								Remove

Area of search: Tidworth and Ludgershall											
3468	Site 14 - North of A342	40	N	N	N	N	N	N	U	Availability of the site unknown.	Remove
3498	Land east of Crawlboys Road	357	N	N	N	N	N	N	Y	Insufficient vehicular access.	Remove

Table D.4 SHLAA sites considered at Stage 2a at Tidworth and Ludgershall

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Tidworth	404, 406, 424, 590, 591, 593, 594, 595, 2058, 2059, 2060, 2061, 3036, 3037, 3038, 3040, 3110, 3111, 3116, 3159	None
Ludgershall	371, 372, 373, , 554, 555, 805, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 3180, 3468, 3498	553

Appendix E: Assessment criteria and output from Stage 2b of the site selection process

- E.1** The site selection process for Tidworth Community Area Remainder ended after Stage 1. Therefore, there is no Stage 2b assessment of Large Villages within this community area.

Appendix F: Assessment criteria and output from Stage 3 of the site selection process

Table F:1 Stage 3 colour grading⁽²⁷⁾

Significant effect	Minor effect	Neutral effect	Uncertain effect	Minor effect	Significant effect
<p>Major adverse effect (---)</p> <p>Site/Option likely to have a significant major adverse effect on the objective with no satisfactory mitigation possible. Site may be inappropriate for housing development</p>	<p>Moderate adverse effect (--)</p> <p>Site/Option likely to have a significant moderate adverse effect on the objective with difficult or problematic mitigation</p>	<p>Minor adverse effect (-)</p> <p>Site/Option likely to have a minor adverse effect on the objective because mitigation measures are achievable to reduce the significance of effects</p>	<p>Neutral or no effect (0)</p> <p>On balance, site/option likely to have a neutral effect on the objective or no effect on the objective</p>	<p>Uncertain effect (?)</p> <p>Effect is uncertain and further information is required to establish potential effects</p>	<p>Minor positive effect (+)</p> <p>Site/Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result</p>
				<p>Moderate positive effect (++)</p> <p>Site/Option likely to have a significant moderate positive effect on the objective with substantial improvements likely in the area</p>	<p>Major positive effect (+++)</p> <p>Option likely to have a significant major positive effect on the objective as it would significantly help resolve an existing issue or maximise opportunities</p>

27 See Wiltshire Council (June 2017), *Topic Paper 2: Site Selection Process Methodology* for how to apply the Sustainability Appraisal (SA) scoring.

Table F.2 Stage 3 Sustainability Appraisal objectives

Sustainability Appraisal objectives	
1	Protect and enhance all biodiversity and geological features and avoid irreversible losses
2	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings
3	Use and manage water resources in a sustainable manner
4	Improve air quality throughout Wiltshire and minimise all sources of environmental pollution
5	Minimise our impacts on climate change and reduce our vulnerability to future climate change effects
6	Protect, maintain and enhance the historic environment
7	Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place
8	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures
9	Reduce poverty and deprivation and promote more inclusive and self-contained communities
10	Reduce the need to travel and promote more sustainable transport choices.
11	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
12	Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Table F.3 Stage 3 scoring summary chart for Tidworth and Ludgershall

Area of search: Tidworth and Ludgershall														Is site proposed for Stage 4?			
SHLAA Site Ref	Site Name	Site Capacity	SA Objectives														
			1	2	3	4	5a	5b	6	7	8	9	10	11	12		
Ludgershall																	
553	Land at Empress Way	c.179	--	-	--	-	-	-	-	-	-	++	-	-	+	+	Yes

Table F.4

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 553 - Land at Empress Way</p>
<p>Site Overview</p> <p>This site option is located on the southern edge of Ludgershall. With an area of 14.89ha the site has a potential capacity of approximately 188 dwellings, outside the parts of the site which already have planning permission; however, mitigation might reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified in relation to this site.</p> <p>The assessment has identified two moderate adverse effects. The site comprises an area of greenfield land and a former garden centre site with boundary hedgerows. Protected species may be present and therefore ecological assessment would be required. HRA screening has identified that development could contribute towards impacts on the Salisbury Plain SPA and the River Avon SAC therefore appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development would lead to an increase in demand for water and sewer capacity; infrastructure capacity has been identified as a potential issue which may require reinforcement and would need to be investigated. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening and potential impacts of increased water abstraction will need to be considered further through appropriate assessment (SA Obj. 3).</p> <p>The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA, there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate <i>inter alia</i> to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). While the site is located in the Flood Zone 1, a Flood Risk Assessment would be required due to its size. The feasibility of using SuDS should also be investigated (SA Obj. 5b). The site is located approximately 200m from the boundary of the Ludgershall Conservation Area and within 500m of several Scheduled Monuments, however is separated from these features by existing development therefore it is unlikely that development on this site would have a negative impact on these heritage assets. The archaeological potential of the site is 'low/medium' however as a precautionary measure, an archaeological assessment would be required (SA Obj. 6).</p> <p>Minor adverse effects are also identified as development of the site for housing may have an urbanising effect on this part of Ludgershall and there may be some effects on the local public rights of way network. However, the site is sufficiently large to allow for appropriate mitigation measures designed to bolster greenspace/habitat connectivity and screen views into the site and to retain / enhance the public rights of way (SA Obj. 7). There is limited capacity at existing primary schools, which would limit the number of additional new homes to be allocated to approximately 150 houses. An additional school would be required to cover the capacity requirements if significant further development was proposed. Secondary school provision would also need to be increased (SA Obj. 9). Overall the development of the site will generate additional traffic and will result in the</p>

Sustainability Appraisal - Summary of Assessment

Site 553 - Land at Empress Way

need to use private cars to reach services in other towns nearby. There is also a concern that the junction in the town centre, Memorial Junction, will suffer excessive delays as a result of a large development which would need to be mitigated (SA Obj. 10).

The assessment has also identified two minor and one moderate beneficial effects. A moderate beneficial effect has been identified as the site would have the potential to significantly boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Minor beneficial effects have been identified as development of the site for housing could contribute to the local economy through use of local shops and services and directly assist in the support of local retail, leisure and employment uses, including the Principle Employment Area at Castledown Business Park (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

This is the only site assessed in Tidworth and Ludgershall Market Town at Stage 3. Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.5

Sustainability Appraisal - Conclusions & Recommendations

The aim of this assessment has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further.

The following conclusions and recommendations are reached:

More sustainable options for development:

- Site 553 – Land at Empress Way.

Less sustainable options for development:

- There are no less sustainable sites in this area of search.

Sites which should not be considered further:

- There are not sites which should not be considered further in this area of search.

Appendix G: Assessment criteria and output from Stage 4a of the site selection process

Assessment of site options

G.1 The purpose of this stage, which involves five steps, is to select those 'SHLAA sites' that can be site allocations. Only one site has been considered which was assessed as being a 'more sustainable' site (site option) at Ludgershall⁽²⁸⁾ resulting from the assessment in Stage 3. This site is assessed in more detail for suitability and fit with the area strategy (steps 1-4) to consider whether it should be selected as a preferred site (step 5).

G.2 The site option considered at Stage 4a is as follows.

Table G.1 Site options resulting from Stage 3

SHLAA ref	Site Name	SHLAA site area (ha)	SHLAA capacity ⁽²⁹⁾
553	Land at Empress Way, Ludgershall	21.9	179
TOTALS			179

28 Stage 2a removed all sites at Tidworth from further consideration in the site selection process

29 Reduced capacity of SHLAA site following consideration of strategic criteria (see Stage 2a)

G.3 The discussion that follows focuses upon place/site specific constraints for Ludgershall and Tidworth that will need to be addressed in policy terms in order to facilitate development. Much of what will be required to support subsequent planning applications will be guided by policies of the Wiltshire Core Strategy, national planning policy, guidance and standing advice. Therefore, matters such as the need for a Flood Risk Assessment and Heritage Impact Assessments will be directed by existing policy/advice and therefore not repeated throughout these reports. However, a range of Community Areas concerns/considerations have been raised by consultees at Stage 4A. For completeness, they are listed in the following table.

Table G.2 Generic considerations/ constraints and requirements to be addressed

Generic considerations/ constraints	Requirements to be addressed
<p>The site is within the visitor catchment of the Salisbury Plain Special Protection Area (SPA)/Special Area of Conservation (SAC). The Habitats Regulations Assessment (HRA) screening process identified that development is likely to increase recreational pressure on designated features. The cumulative impacts of combined development in this area could impact on the SPA. Therefore, mitigation measures would likely be required in order to maintain the integrity of the designated features.</p>	<p>A mitigation strategy for Salisbury Plain (SPA/SAC) has been agreed with Natural England. In order to manage recreational pressure on designated features, the mitigation strategy identifies a mechanism for utilising CIL money to fund the ongoing Stone Curlew Project. The existing mitigation mechanism would be applied to all new development proposals in Market Lavington.</p>
<p>The HRA screening assessment identified that development at Ludgershall could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. Advice in terms of addressing such matters is set out in the Council's River Avon SAC Conservation Strategy and via Natural England.</p>	<p>The HRA screening assessment identified that development at the settlement level could contribute cumulatively towards adverse impacts on the qualifying features of the River Avon SAC through increased phosphate loading and habitat loss / damage. Any subsequent development proposals would need to be supported by a comprehensive ecological and drainage surveys. The findings from such work would need to inform development proposals and mitigation measures. Guidance should also be sought from Natural England in preparing any subsequent planning application.</p>
<p>Wellington Academy is currently being expanded to cater for the pupils that will soon begin moving into the secondary phase. A further phase of expansion will be required to meet the demands of army rebasing and more housing.</p>	<p>Appropriate contributions may be sought in order to expand local secondary provision.</p>

SHLAA ref	Site Name
Site 553	Land at Empress Way, Ludgershall

Figure G.1 Site 553 - Land at Empress Way, Ludgershall

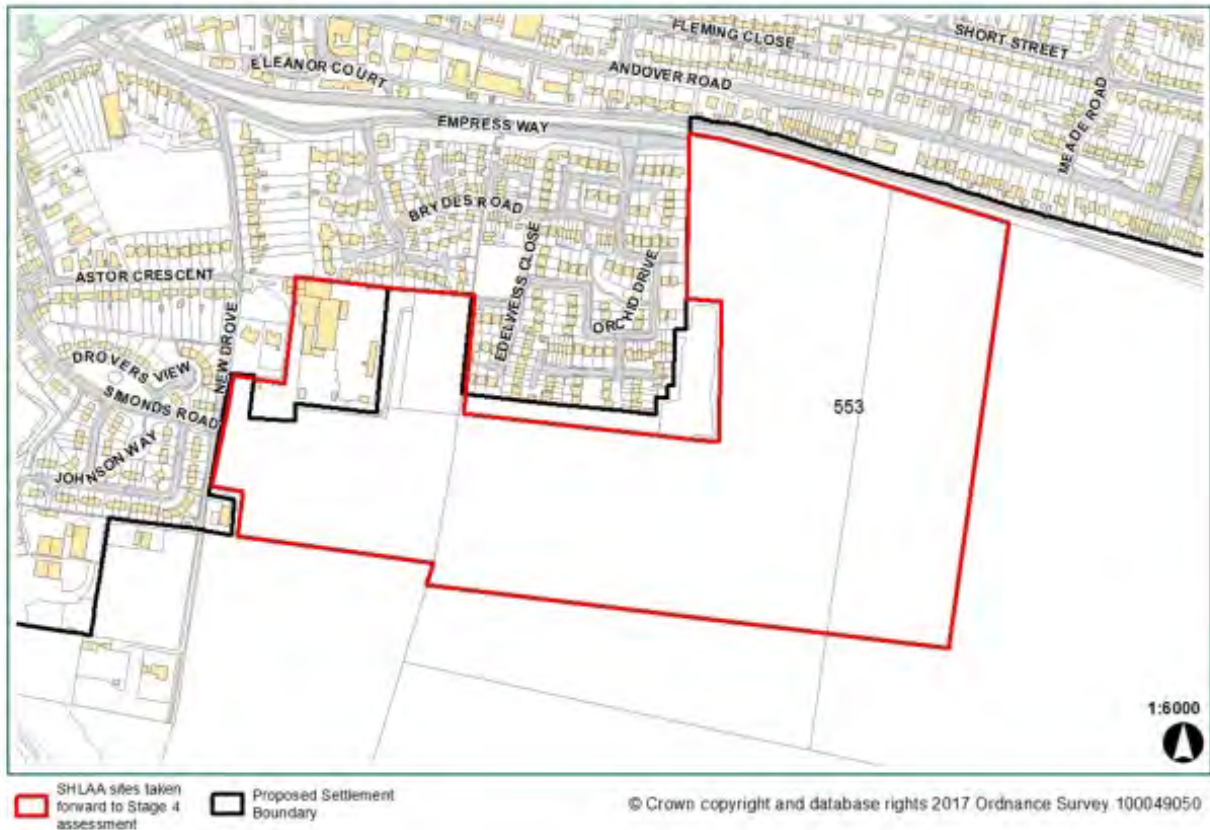


Table G.3 Site 553 - Land at Empress Way, Ludgershall

SHLAA ref	Site Name
553	Land at Empress Way, Ludgershall
Step 1	
SA effects and mitigation measures	<p>LANDSCAPE</p> <ul style="list-style-type: none"> The southern and eastern edges of the site are open to the wider countryside beyond. To provide appropriate mitigation, development proposals would need to incorporate landscape-scale planting along these important boundaries to avoid a hard urban edge being formed to the south and east, particularly on the south east corner of the site. In addition, open space would need to be provided along the prominent ridge line. This will reduce the dwellings capacity of the site <p>BIODIVERSITY</p>

SHLAA ref	Site Name
553	Land at Empress Way, Ludgershall
	<ul style="list-style-type: none"> ● Existing mature hedgerows (UK Biodiversity Action Plan Priority Habitat) and trees along site boundaries would need to be protected and retained as a wildlife corridor. Where practicable, additional planting with native species would need to be secured through any subsequent development proposal in order to increase habitat connectivity and biodiversity. <p>WATER RESOURCES</p> <ul style="list-style-type: none"> ● Development of this site could be achieved through appropriate mitigation to ensure protection of water resources. Infrastructure capacity has been identified as a potential issue which may require reinforcement should the site be allocated. In relation to sewerage infrastructure, additional capacity may also be required but this would not be an overriding reason not to take the site forward. ● Because of the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process and in the determination of any planning application for the development of the site. Overall it is considered that the effects would be significant moderate adverse against this objective. <p>HERITAGE</p> <ul style="list-style-type: none"> ● Bearing in mind the size of the site and recorded archaeology in the local area, there would be a need to undertake a further archaeological assessment as part of any future planning application. Where necessary, development proposals would need to be informed by the findings of such assessment work. <p>EDUCATION</p> <ul style="list-style-type: none"> ● Current forecasts regarding primary education capacity suggest that there is likely to be space in existing schools for a maximum of 50 additional pupils (approximately 150 dwellings) over and above what is already planned for. An additional new primary school may be required to accommodate pupil numbers from significant further development in the area, over and above this number.
Accessibility	<p>The site is within 1km of key facilities such as schools, health centres or shops and therefore should be considered as being accessible. Residents would be able to walk or cycle to the majority of local facilities. There is also opportunity to establish connections with existing public rights of way (PRoW) networks.</p> <p>Vehicular and pedestrian access to the site could be taken from Empress Way and New Drove via the Granby Gardens site. A detailed layout should also involve a link road connecting these two points in order to provide a safer, dual access to all new homes.</p>

SHLAA ref	Site Name
553	Land at Empress Way, Ludgershall
	Memorial Junction in the town would need to be appropriately addressed through a transport assessment led approach towards the delivery of an appropriate mitigation strategy so as to ensure there is no increased risk of congestion. To a lesser extent there concerns regarding the capacity of the signals on the railway bridge, may also need to be investigated and addressed where appropriate.
Overall suitability	<p>The site includes two areas of land that have planning permission for housing development. These are land at Granby Gardens (14/06522/FUL) which is already under construction, and land at Empress Way (E/2013/0234/OUT) which has outline planning permission.</p> <p>An allocation would need to exclude land at Granby Gardens which is already under construction. The part of the site with outline planning permission would need to be incorporated to deliver a single comprehensive development scheme in order to achieve a primary access point from Empress Way.</p> <p>Based on the landscape and biodiversity issues and mitigation identified, the site could be brought forward as an allocation.</p> <p>There is current and planned capacity at local primary schools sufficient to accommodate development. However, it is likely that development of this site would take up all remaining capacity and the result would also be quite a substantial area of recent and planned development without a local primary school in the immediate vicinity. It would therefore be prudent to retain 1.8 ha of land within an allocation and reserve it for a possible further new primary school. This could be held on a 10 year option from date of commencement of development. In the event that the site is not required for a new primary school then it can be returned to the developer.</p> <p>Taking into account the number of dwellings that are already approved under application E/2013/0234/OUT, the site could be developed for approximately 270 dwellings. This represents approximately 160 dwellings in addition to development already granted by this consent.</p>
Step 2	
Fit with area strategy	<p>The Wiltshire Core Strategy (WCS) - Tidworth Community Area Strategy sets out a number of issues and considerations of specific relevance to the towns of Tidworth and Ludgershall. Developer contributions from future housing growth from a site of this scale should help to deliver infrastructure necessary in the towns of Tidworth and Ludgershall.</p> <p>Up to 270 dwellings on this site would exceed the indicative requirement for housing growth for Tidworth and Ludgershall, as set out in the WCS. There is an indicative remaining housing requirement of 74 homes in Tidworth and Ludgershall, which already accounts for the 109 dwellings approved under E/2013/0234/OUT⁽³⁰⁾. The</p>

30 (net addition of 161 dwellings). Wiltshire Council (June 2017). *Topic Paper 3 Housing Land Supply*

SHLAA ref	Site Name
553	Land at Empress Way, Ludgershall
	level of development on this site is positive in terms of meeting the indicative growth targets for Tidworth and Ludgershall towns and does not represent an excess on a scale that would undermine the spatial strategy and the indicative residual requirement in the wider community area.
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>If comprehensively planned, this site would provide significant benefits that would improve local vehicle access by a link road and provide the opportunity for a new primary school to serve the neighbourhood. It would deliver in excess of the indicative requirement for the settlement, but this would not undermine the spatial strategy⁽³¹⁾. All of the potential adverse effects of developing the site are considered able to be reduced through straightforward relatively straightforward mitigation measures.</p> <p>The site is in a very accessible and sustainable location served by existing highways infrastructure, and within proximity to the services and facilities that available in Ludgershall town centre. The site is capable of providing a significant number of affordable dwellings in line with WCS requirements and provide land for a primary school. Development could help to address local infrastructure capacity issues.</p> <p>Overall sustainability benefits are considered to be good because minor adverse effects are clearly outweighed by positive benefits. There is good scope for affordable housing and the possibility to provide local infrastructure on site.</p>

31 Ibid.

Conclusion - selection of preferred sites

Table G.4 Conclusion - selection of preferred sites

Step 5					
Fit with spatial strategy	<p>The residual requirement for housing in the area of search (Tidworth and Ludgershall Towns) is 74 dwellings. There is one site at the market town of Ludgershall which is available, suitable and deliverable.</p> <ul style="list-style-type: none"> Site 553 – Land at Empress Way, Ludgershall <p>This site would accommodate approximately an additional 160 dwellings that would be in excess of the indicative requirement. (Plan allocation should exclude land at Granby Gardens which is subject to full planning permission and under construction. The allocation area should however include the land adjoining Empress Way which is subject to outline planning permission for 109 dwellings.) The level of development on this site is positive in terms of meeting the indicative growth targets for Tidworth and Ludgershall towns and does not represent an excess on a scale that would undermine the spatial strategy.</p>				
Selection of preferred sites	<p>There is only one site being considered within Tidworth and Ludgershall. The allocation of this site would align with the Area Strategy.</p> <p>The site is well located and capable of providing a significant number of affordable dwellings. Development could help to address local infrastructure capacity issues, such as the possibility of a new primary school and provision of a link road.</p> <p>Further assessment would be required for a number of on-site considerations, but overall the evidence indicates that adverse impacts can be mitigated.</p>				
Preferred sites	<p>No available or suitable sites have been identified at Tidworth. However, one available, achievable and deliverable site is identified at Ludgershall.</p> <p>Table G.5</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Site name</th> <th style="text-align: center;">Approximate dwelling capacity</th> </tr> </thead> <tbody> <tr> <td>Land at Empress Way</td> <td style="text-align: center;">270</td> </tr> </tbody> </table>	Site name	Approximate dwelling capacity	Land at Empress Way	270
Site name	Approximate dwelling capacity				
Land at Empress Way	270				

Tidworth Community Area Topic Paper - Cabinet version

Tisbury Community Area Topic Paper - Cabinet version

■	Main sections	
1	Introduction	3
2	Tisbury Community area	5
3	Settlement boundary review	8
4	Overview of the site selection process	9
5	Outcome of the site selection process for Tisbury	11
6	Outcome of the Tisbury Community Area Remainder site selection process	12
7	Conclusions	15
■	Appendices	
A	Proposals for revised settlement boundaries	16
B	SHLAA sites considered during the site selection process	26
C	Exclusionary criteria considered at Stage 2a of the site selection process	30
D	Assessment criteria and output from Stage 2a of the site selection process	34
E	Assessment criteria and output from Stage 2b of the site selection process	41
F	Assessment criteria and output from Stage 3 of the site selection process	50

1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Tisbury Community Area.

Settlement boundary review

1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan⁽¹⁾.

1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the Plan period in accordance with national policy and to compliment neighbourhood planning.

Topic paper structure

1.5 *Table 1.1* shows the layout of the Tisbury Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Tisbury Community Area Topic Paper

#	Section	Appendices
2	Community area	Planning policy context for the Tisbury Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Tisbury	Summary of the site selection process for Tisbury (Stage 1). It outlines the methodology and identifies whether housing site allocations for Tisbury should be included in the Plan. This section summarises the outcome of the site selection process.	Appendix B contains maps of each settlement showing SHLAA sites considered during the site selection process. They show whether sites have been identified for allocation or at which stage they have been removed from the site selection process.
6	Outcome of the Tisbury Community Area Remainder site selection process	Summary of the site selection process for Tisbury Community Area Remainder (Stage 1 to 3). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan. This section summarises the outcome of the site selection process.	<p>Appendix C contains maps of each settlement showing the exclusionary assessment criteria considered at Stage 2a of the site selection process.</p> <p>Appendix D contains the assessment criteria and output from Stage 2a of the site selection process.</p> <p>Appendix E contains the assessment criteria and output from Stage 2b of the site selection process.</p> <p>Appendix F contains the assessment criteria and output summary from Stage 3 of the site selection process.</p>
7	Conclusions	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

2. Tisbury Community area

Context

2.1 The WCS provides the context for the Plan in relation to the Tisbury Community Area. Core Policies 1 (Settlement Strategy) and 27 (Tisbury Area Strategy) set out:

- the settlement hierarchy for sustainable development in the Tisbury Community Area, and
- associated indicative housing requirements.

2.2 Core Policy 27 requires approximately 420 new homes to be provided in the Tisbury Community Area, of which about 200 homes should occur at the Local Service Centre Tisbury and approximately 220 in the rest of the community area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Tisbury Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area (HMA).

Settlement strategy

2.3 The settlements listed in *Table 2.1* below fall within the Tisbury Community Area.

Table 2.1 Settlement Strategy in the Tisbury Community Area

Local Service Centres	Tisbury
Large Villages	Fovant, Hindon and Ludwell
Small Villages	Ansty, Berwick St John, Charlton, Chilmark, Donhead St Andrew, Donhead St Mary, Fonthill Bishop, Fonthill Gifford, Sutton Mandeville, Swallowcliffe and Tollard Royal.

Issues and considerations

2.4 Core Policy 27 and the supporting text (paragraph 5.146) of the WCS identify specific issues to be addressed in planning for the Tisbury Community Area, including:

- the Core Strategy will seek to ensure that modest new growth in Tisbury will be sympathetically designed and located so it blends with the village and takes account of the constraints presented by narrow access roads and the sensitive landscape of the AONB
- all development within the community area will need to conserve the designated landscape of Cranborne Chase and West Wiltshire Downs AONB and its setting, and where possible enhance its locally distinctive characteristics. All development will be required to maintain the integrity of the Chilmark Quarries Special Area of Conservation, having particular regard to the Wiltshire Bats SAC guidance⁽²⁾

2 Bat Special Areas of Conservation (SAC) – Planning Guidance for Wiltshire (Issue 3.0, September 2015)

2.5 The Wiltshire Infrastructure Delivery Plan ('the IDP')⁽³⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- extension of primary schools to provide additional places
- expansion of Shaftesbury Secondary School to provide additional places for pupils from Tisbury
- provision of additional nursery school places
- support development of local primary care health facilities, as most practices are at capacity

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 The housing requirements for Tisbury Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for Tisbury Community Area at April 2017⁽⁴⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Tisbury	200	170	5	25
Tisbury CA Remainder	220	60	11	149
Tisbury CA	420	230	16	174

Neighbourhood planning

2.8 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

2.9 Tisbury Community Area has two neighbourhood plans in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by these plans. If the neighbourhood plans were sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this would include information on whether they are allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁵⁾.

3 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Tisbury Community Area.*

4 Wiltshire Council (June 2017). *Topic Paper 3 Housing Land Supply.*

5 Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

Table 2.3 Status of neighbourhood plans in the Tisbury Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Tisbury and West Tisbury	Area Designation (Jul 2015)	Unknown at this stage	Unknown at this stage
Hindon	Area Designation (Nov 2014)	Unknown at this stage	Unknown at this stage

3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Tisbury Community Area:

- Tisbury
- Fovant
- Hindon, and
- Ludwell

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁶⁾.

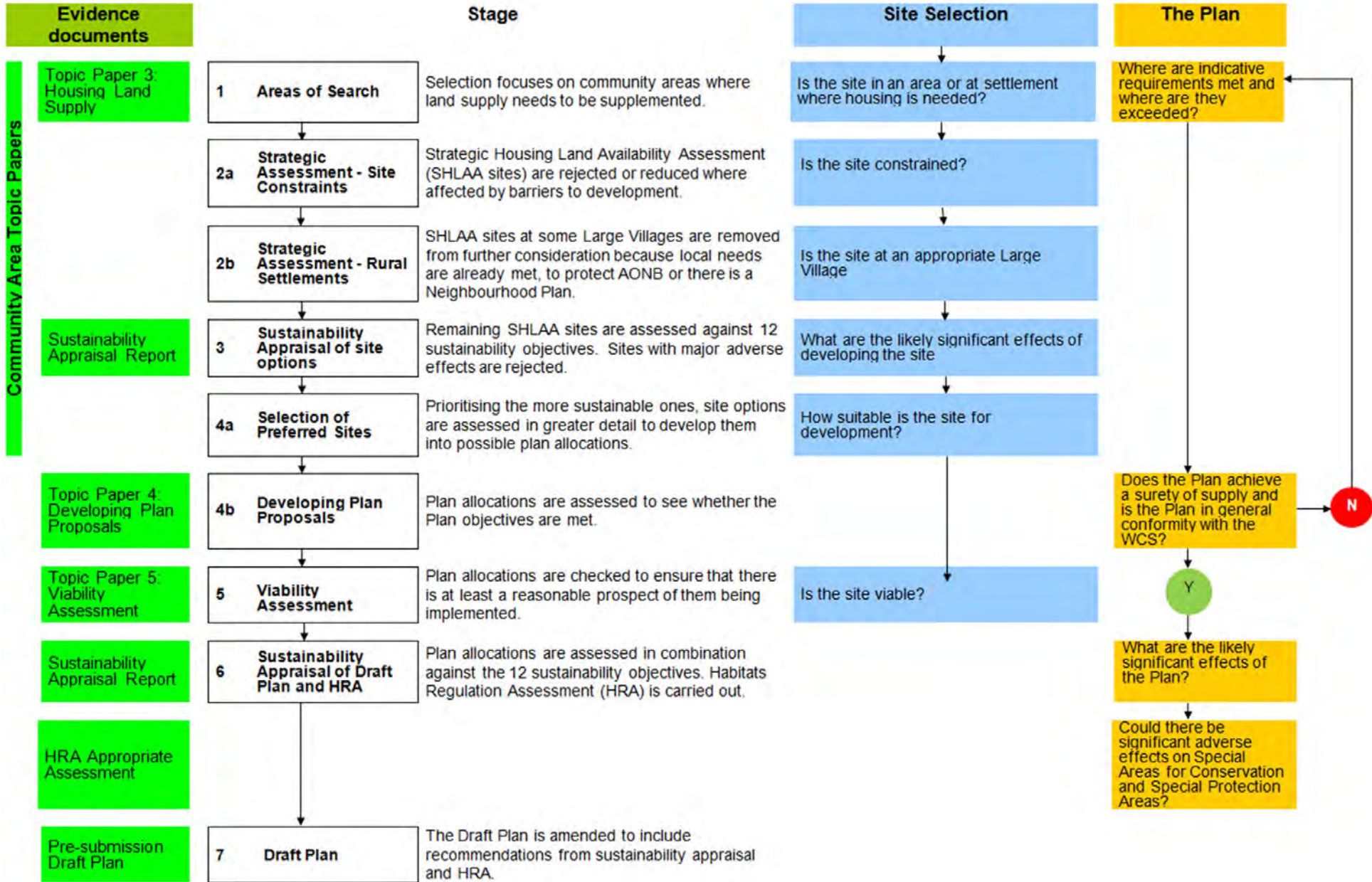
3.3 No settlements in the Tisbury Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

6 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology⁽⁷⁾.*

7 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.



5. Outcome of the site selection process for Tisbury

Overview

- 5.1 This section summarises the outcome of the site selection process for the Local Service Centre of Tisbury. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁸⁾.
- 5.2 The decisions taken after each stage of the process for Tisbury, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3 The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Tisbury. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4 *Table 2.2* demonstrates an indicative residual requirement of 25 dwellings for Tisbury to be delivered during the Plan period. There is also a significant brownfield site being considered through the neighbourhood planning process that should take priority over greenfield allocations, particularly given the settlement's location within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). However, the outstanding requirement is low and could be delivered through windfall development.
- 5.5 Therefore, it is proposed that housing sites will not be identified for allocation within the Local Service Centre of Tisbury and the site selection process ends after Stage 1.

8 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

6. Outcome of the Tisbury Community Area Remainder site selection process

Overview

- 6.1** This section summarises the outcome of the site selection process for the Tisbury Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁹⁾.
- 6.2** The decisions taken after each stage of the process for the Tisbury Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for the Tisbury Community Area Remainder. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4** *Table 2.2* demonstrates an indicative residual requirement of 149 dwellings for the Tisbury Community Area Remainder to be delivered during the Plan period.
- 6.5** The Plan will need to consider the potential to allocate additional land to help meet the indicative residual requirement. Therefore, the site selection process for the Tisbury Community Area Remainder progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

- 6.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in the Tisbury Community Area. Strategic Housing Land Availability Assessment (SHLAA) sites at the Large Villages are assessed against a range of exclusionary criteria. They are removed or reduced where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 6.7** Only SHLAA sites in the immediate surrounds of settlements are considered through the Stage 2a strategic assessment. Sites within the open countryside or at Small Villages (i.e. not located at Large Villages, Local Service Centres, Market Towns or Principal Settlements) are not considered as potential housing allocation sites and, therefore, removed from further assessment⁽¹⁰⁾.
- 6.8** *Table 6.1* below lists SHLAA sites removed prior to the Stage 2a assessment on this basis.

Table 6.1 SHLAA sites removed prior to Stage 2a for being in the open countryside or at a Small Village

Area of search	SHLAA sites in the open countryside or at a Small Village
Tisbury CA Remainder	S101, S201, S1000, S1001, 3030, 3120, 3176, 3227, 3228, 3342, 3362, 3446, 3558

9 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

10 Wiltshire Council (September 2011). Strategic Housing Land Availability Assessment (SHLAA) Methodology. Paragraph 5.44.

6.9 **Appendix B** contains maps of the Large Villages in the Tisbury Community Area Remainder, showing SHLAA sites considered during the site selection process. **Appendix C** contains maps showing the exclusionary criteria, while **Appendix D** contains the assessment criteria and output from Stage 2a, including reasons why individual sites have been removed.

6.10 *Table 6.2* below summarises the output from the Stage 2a strategic assessment for the Large Villages in the Tisbury Community Area Remainder.

Table 6.2 Summary of the Stage 2a Assessment in the Tisbury Community Area Remainder

Settlement	SHLAA sites removed due to application of Exclusionary Criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Fovant	S14, 3027, 3557	3449, 3450
Hindon	3157	S22, S158, 3520
Ludwell	3336, 3441, 3487, 3512, 3559	3488

6.11 Therefore, the outcome of the Stage 2a assessment for the Tisbury Community Area Remainder illustrates the availability of land at the following Large Villages:

- Fovant
- Hindon, and
- Ludwell

Stage 2b: Identifying requirement for growth in Large Villages

6.12 In order to deliver sustainable growth, site allocations may not be necessary at all of these Large Villages. The purpose of Stage 2b is to establish whether any should be removed from the area of search. As such, Stage 2b performs a comparative analysis of Large Villages within the community area remainder. If any are removed, sites in and around these Large Villages would be removed and not taken forward to the next stage.

6.13 **Appendix E** contains the assessment criteria and output from Stage 2b of the site selection process. *Table 6.3* below summarises the Stage 2b assessment for the Large Villages within the Tisbury Community Area Remainder, showing those that have been removed and not taken forward to the next stage.

Table 6.3 Summary of the Stage 2b Assessment of Large Villages in the Tisbury Community Area Remainder

Large Village	Justification for not taking forward to the next stage
Hindon	<ul style="list-style-type: none"> • Constrained by the AONB • Small primary school and not capable of expansion
Ludwell	<ul style="list-style-type: none"> • Constrained by the AONB • Primary school full and not capable of expansion

6.14 Therefore, only sites in the Large Village of Fovant, which have not been removed due to the application of strategic criteria at Stage 2a, have been taken forward to the next stage of the site selection process (Stage 3).

6.15 **Appendix B** highlights SHLAA sites removed after Stage 2 of the site selection process.

Stage 3: Sustainability Appraisal of remaining SHLAA sites

- 6.16** After a high level assessment, the two remaining potential sites have been assessed using Sustainability Appraisal (SA). The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site has been assessed against each of the objectives using a consistent set of decision-aiding questions. Each option was then scored under each objective based on a generic assessment scale from major positive to a major adverse effect.⁽¹¹⁾
- 6.17** **Appendix F** contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for the Tisbury Community Area Remainder. Detailed assessments of individual sites are included within the Sustainability Appraisal Report⁽¹²⁾.
- 6.18** Potential sites are rejected where the appraisal concludes development would result in one or more major adverse effects. The remaining potential sites in each area or settlement are compared in terms of the balance of their sustainability benefits versus adverse effects. The results of the appraisal suggests potential sites are 'more sustainable' or 'less sustainable'. As shown in *Table 6.4*. The Sustainability Appraisal for the Tisbury Community Area Remainder highlighted that both sites should be rejected and that none of the sites were potentially suitable for housing allocations.

Table 6.4 SHLAA sites considered at Stage 3 in the Tisbury Community Area Remainder

SHLAA ref	Site name	Outcome after Stage 3
Fovant		
Site 3449	Badges View	Rejected
Site 3450	Land at Pembroke Farm	Rejected

Sites removed after Stage 3

- 6.19** *Table 6.5* below shows sites removed after Stage 3 together with the main reasons.

Table 6.5 SHLAA sites removed after Stage 3 in the Tisbury Community Area Remainder

SHLAA ref	Site name	Reasons for removing after Stage 3
Fovant		
Site 3449	Badges View	<ul style="list-style-type: none"> Major adverse effects identified for these sites in terms of their impacts on the AONB
Site 3450	Land at Pembroke Farm	

Sites taken forward

- 6.20** No sites were taken forward to the next stage of the site selection process. Therefore, it is proposed that housing sites will not be identified for allocation in the Tisbury Community Area Remainder and the site selection process ends after Stage 3.
- 6.21** **Appendix B** highlights SHLAA sites removed after Stage 3 of the site selection process.

11 Wiltshire Council (June 2017). *Sustainability Appraisal*.

12 Wiltshire Council (June 2017). *Sustainability Appraisal*.

7. Conclusions

Tisbury

- 7.1** There is an indicative residual housing requirement of 25 dwellings at the Local Service Centre of Tisbury. However, given the settlement's location in an AONB; the low level of indicative residual housing requirement; and the opportunity to deliver growth through the neighbourhood planning process on brownfield sites. Therefore, it is proposed that housing sites will not be identified for allocation within Tisbury.

Tisbury Community Area Remainder

- 7.2** There is an indicative residual housing requirement of 149 dwellings in the Tisbury Community Area Remainder. However, there are no available SHLAA sites, none having progressed beyond Stage 3 of the site selection process (Sustainability Appraisal) due to environmental constraints and a lack of available land. Dinton has already experienced relatively significant growth; and at Broad Chalke, sites are being investigated through an active neighbourhood planning process. Therefore, it is proposed that housing sites will not be identified for allocation in the Tisbury Community Area Remainder.

Settlement Boundary Review

- 7.3** The Plan has reviewed the settlement boundaries of the following settlements within the Tisbury Community Area:
- Tisbury
 - Fovant
 - Hindon, and
 - Ludwell
- 7.4** No settlements in the Tisbury Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

Appendix A: Proposals for revised settlement boundaries



A B C D E F G H I J K L M N O P Q

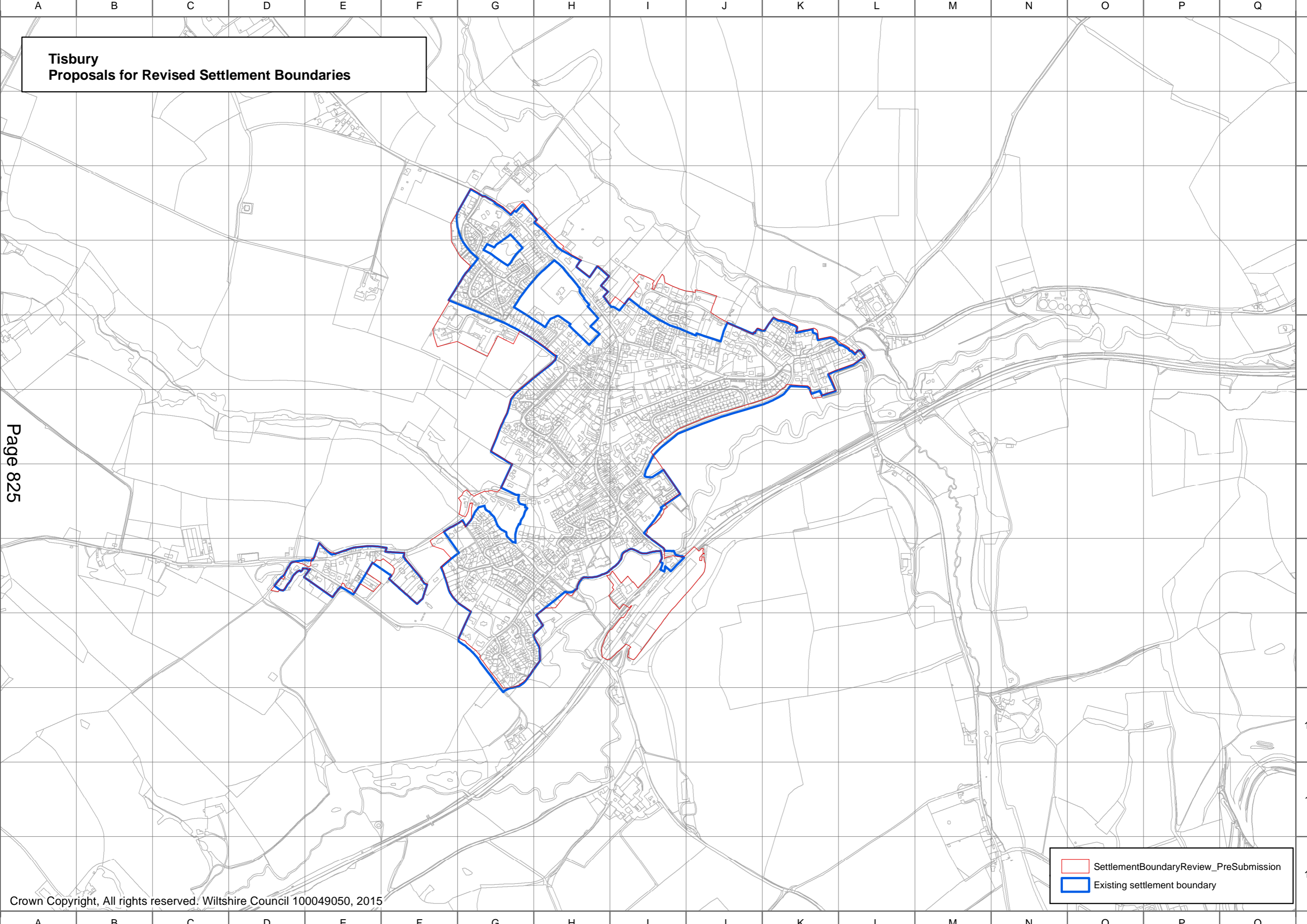
1
2
3
4
5
6
7
8
9
10
11
12

**Tisbury
Proposals for Revised Settlement Boundaries**

1
2
3
4
5
6
7
8
9
10
11
12

Page 825

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary



Tisbury

A.1 The preceding map of Tisbury illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹³⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Tisbury Settlement Boundary

Map Grid Reference ⁽¹⁴⁾	Proposed Amendment
F8, E8	Amend boundary to exclude area of land more closely related to the open countryside.
E8 (E)	Amend boundary to include built development and curtilages physically relating to the built form of the settlement.
E8	Amend boundary to exclude area more closely related to the countryside.
D8, E8	Amend boundary to follow but not include clearly defined physical feature – the road.
G9	Amendment to boundary to follow but not include clearly defined physical feature – the road.
F8	Amend boundary to include built development physically related to the settlement.
D8	Amend boundary to include curtilage of property physically related to the settlement.
G7	Amend boundary to include built residential development physically related to the settlement.
G5, F5, F4	Amend boundary to include built community facilities physically related to the countryside.
G4, F4, F3	Amend boundary to include built development physically related to the settlement.
H4	Amend boundary to include parts of curtilages of properties with limited capacity to extend the built form of the settlement and that relate more closely to the built form of the settlement.
I4 (SW)	Amend boundary to include curtilages of properties physically related to the settlement.
I4, J4, I5, J5	Amend boundary to include built residential development physically related to the settlement.
K5, L5	Amend boundary to follow defined physical features – curtilages of properties.

13 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

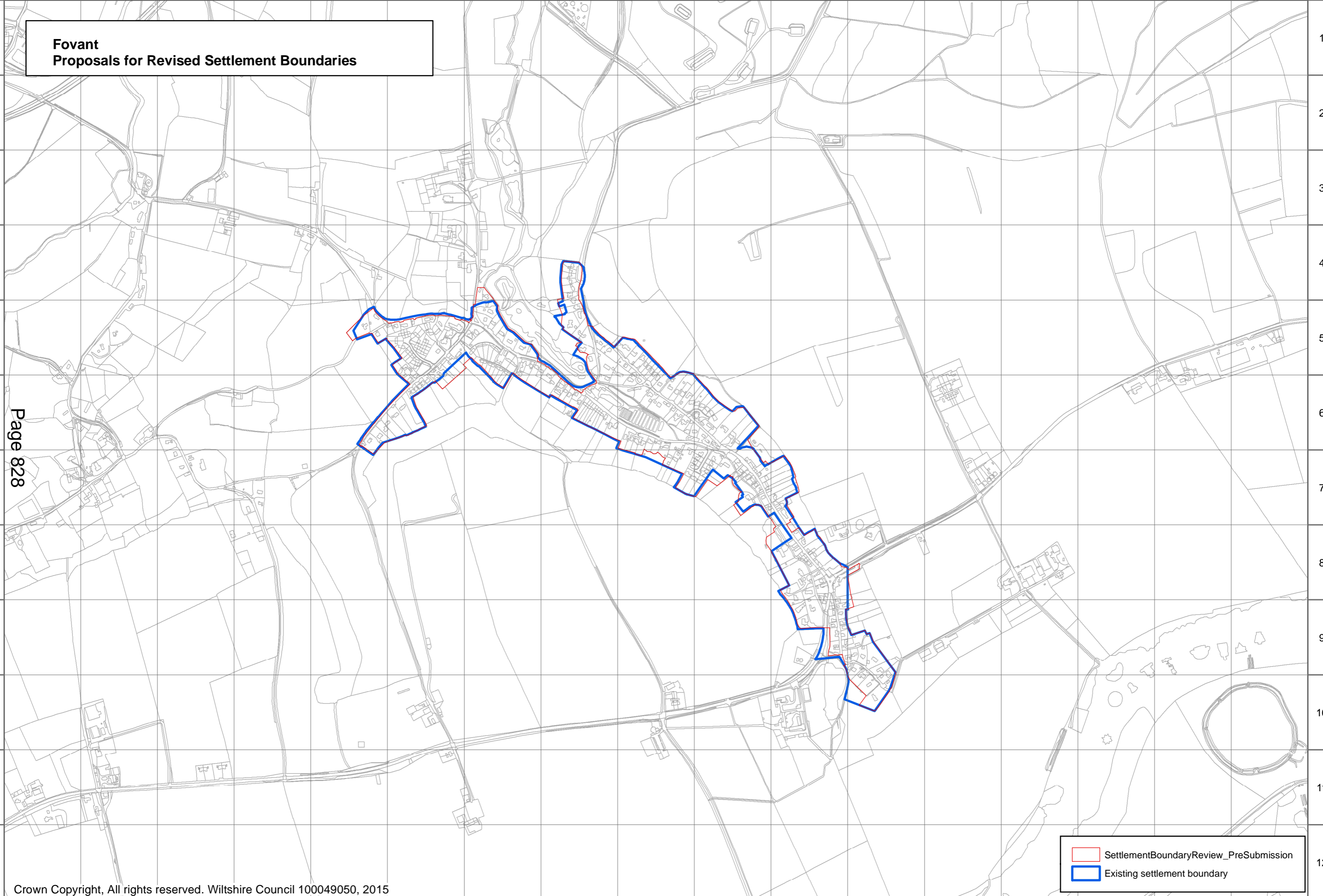
14 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

K6	Amend boundary to include built development physically related to the settlement.
K6 (W), J6, I6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
I7	Amend boundary to include area more closely related to the built settlement.
I7 (S)	Amend boundary to include built community facility development physically related to the settlement.
J8, I8, I9, H9	Amend boundary to include built residential, employment and community facility development physically related to the settlement.
H8	Amend boundary to include built residential development and to follow defined physical features.
G4, H4, H5, G5	Amend boundary to include recreational land that is not located at the edge of the settlement.
G4 (N)	Amend boundary to include recreational land that is not located at the edge of the settlement.

A B C D E F G H I J K L M N O P Q

1
2
3
4
5
6
7
8
9
10
11
12

**Fovant
Proposals for Revised Settlement Boundaries**



Page 828

SettlementBoundaryReview_PreSubmission
Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Fovant

A.2 The preceding map of Fovant illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁵⁾. The grid reference numbers are those used on the map overleaf.

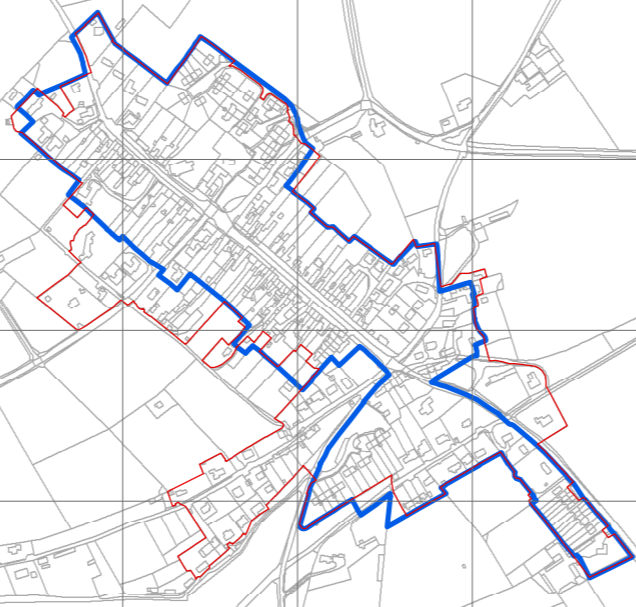
Table A.2 Proposed Amendments to Fovant Settlement Boundary



Map Grid Reference	Proposed Amendment
G4, G5	Amend boundary to include residential development that is physically related to the settlement.
E5	Amend boundary to follow defined physical feature, including curtilage of property that relates more closely to the built form of the settlement.
F5, F6, G5	Amend boundary to include part of the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I7	Amend boundary to follow defined physical features, excluding area more closely related to the countryside.
J7	Amend boundary to include part of the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
J8, K8, K7	Amend boundary to include residential development that is physically related to the settlement and curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
K9	Amend boundary to follow clearly defined physical features – the settlement side of the road and river.
L10	Amend boundary to exclude are of land more closely related to the countryside.
L8	Amend boundary to include community facility that is physically related to the settlement.
K7, K8	Amend boundary to exclude recreational/ amenity space at the edge of the settlement that relates more to the open countryside.
J6	Amend boundary to include part of the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
H5	Amend boundary to exclude area more closely related to the countryside and with the capacity to extend the built form of the settlement.

15 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

**Hindon
Proposals for Revised Settlement Boundaries**

Page 830



	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

Hindon

A.3 The preceding map of Hindon illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁶⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed Amendments to Hindon Settlement Boundary

Map Grid Reference ⁽¹⁷⁾	Proposed Amendment
G5 (N)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G5 (SW)	Amend the boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement and to exclude an area more closely related to the countryside.
G5 (S)	Amend boundary to exclude area of land more closely related to the open countryside.
G6, H6, H7	Amend the boundary to include residential development that is physically related to the settlement and to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
H7, H8, I7	Amend the boundary to include residential development that is physically related to the settlement and to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement. Following defined physical features – garden boundaries.
I8, I7	Amend boundary to exclude area more closely related to the countryside.
J7	Amend the boundary to include residential development that is physically related to the settlement and to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
J6, I6	Amend the boundary to include community facilities development (i.e. school) that is physically related to the settlement.
I6	Amend the boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.

16 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

17 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

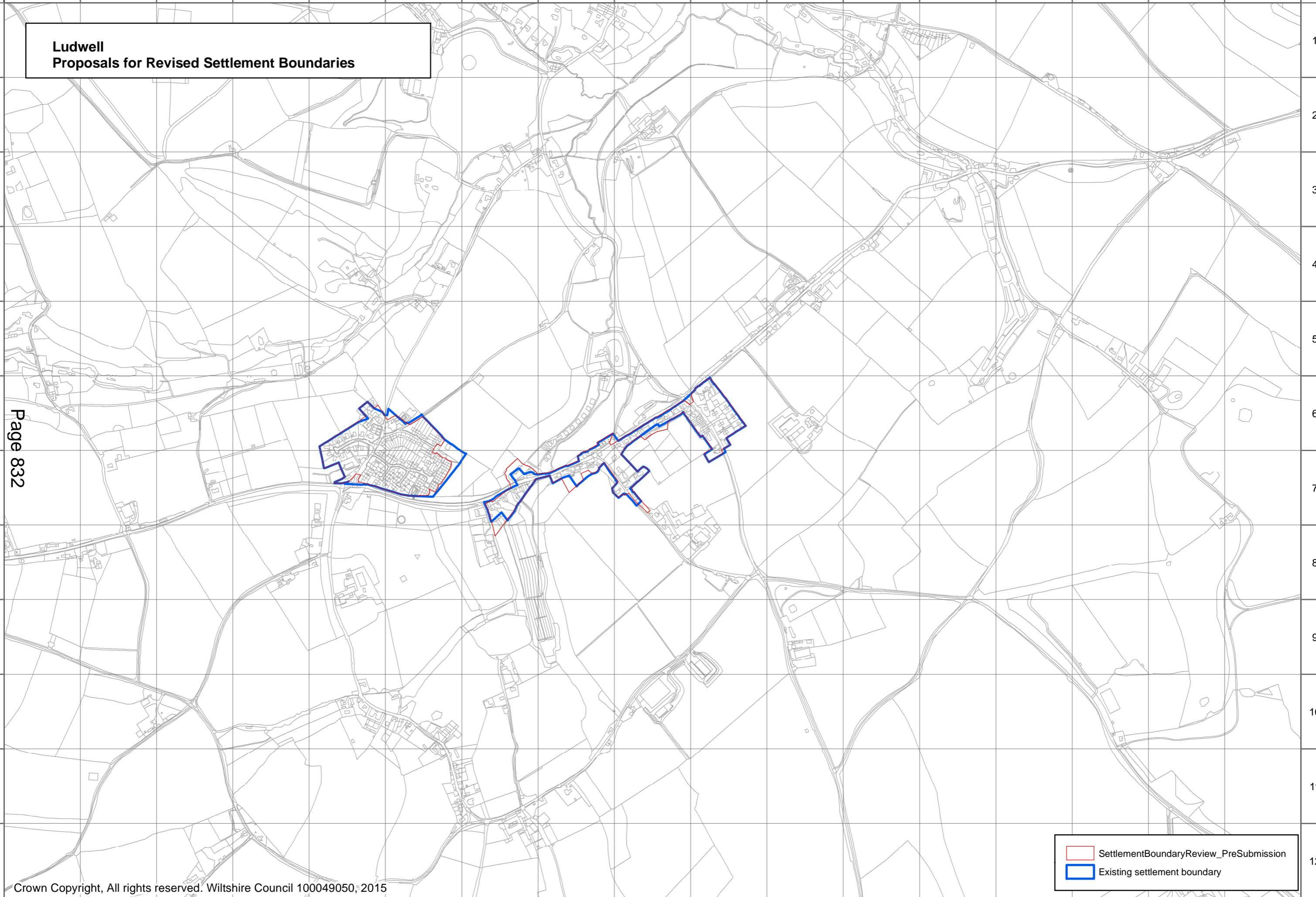
A B C D E F G H I J K L M N O P Q

1
2
3
4
5
6
7
8
9
10
11
12

**Ludwell
Proposals for Revised Settlement Boundaries**

1
2
3
4
5
6
7
8
9
10
11
12

Page 832



- SettlementBoundaryReview_PreSubmission
- Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Ludwell

A.4 The preceding map of Ludwell illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.4* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁸⁾. The grid reference numbers are those used on the map overleaf.

Table A.4 Proposed Amendments to Ludwell Settlement Boundary

Map Grid Reference ⁽¹⁹⁾	Proposed Amendment
G8, G7 (S)	Amend boundary to include area of build development physically related to the settlement.
G7	Amend boundary to follow defined physical feature, including built development physically related to the built form of the settlement.
H6	Amend boundary to follow defined physical feature – the road.
I6 (C)	Amend boundary to include built residential development physically related to the settlement.
I6 (NE)	Amend boundary to follow defined physical features – the road.
I7	Amend boundary to include built residential development and to follow but not include clearly defined physical feature – the road.
H7	Amend boundary to include curtilages of property physically related to the settlement but to exclude curtilage with the capacity to extend the built form of the settlement.
F6, F7	Amend boundary to follow clearly defined physical features and to exclude area more closely related to the open countryside.
E7	Amend boundary to follow clearly defined physical features – the road.
E6	Amend boundary to follow curtilages of properties closely related to the built form of the settlement.

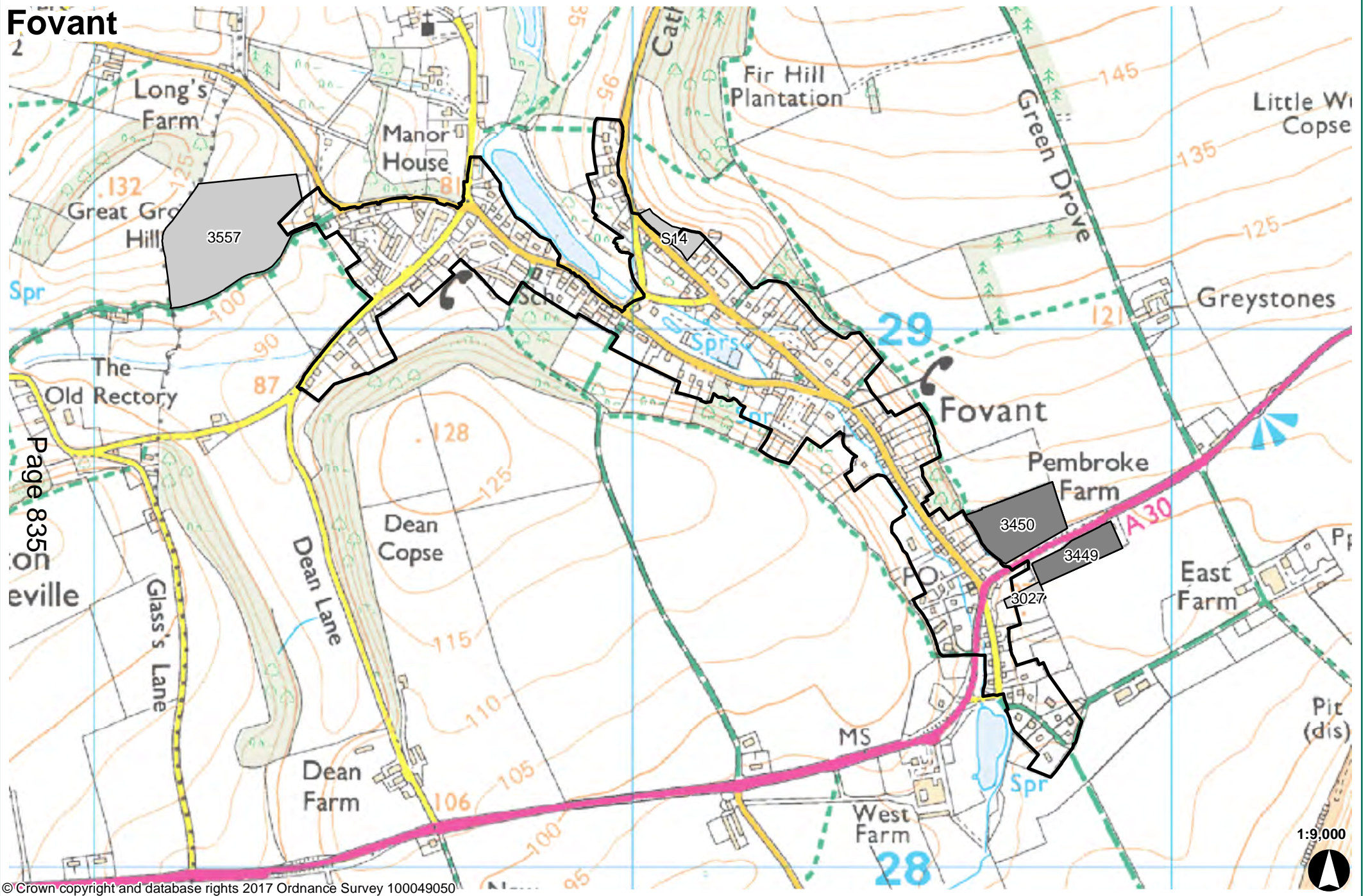
18 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

19 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

Appendix B: SHLAA sites considered during the site selection process

Fovant

2



Page 835
eville

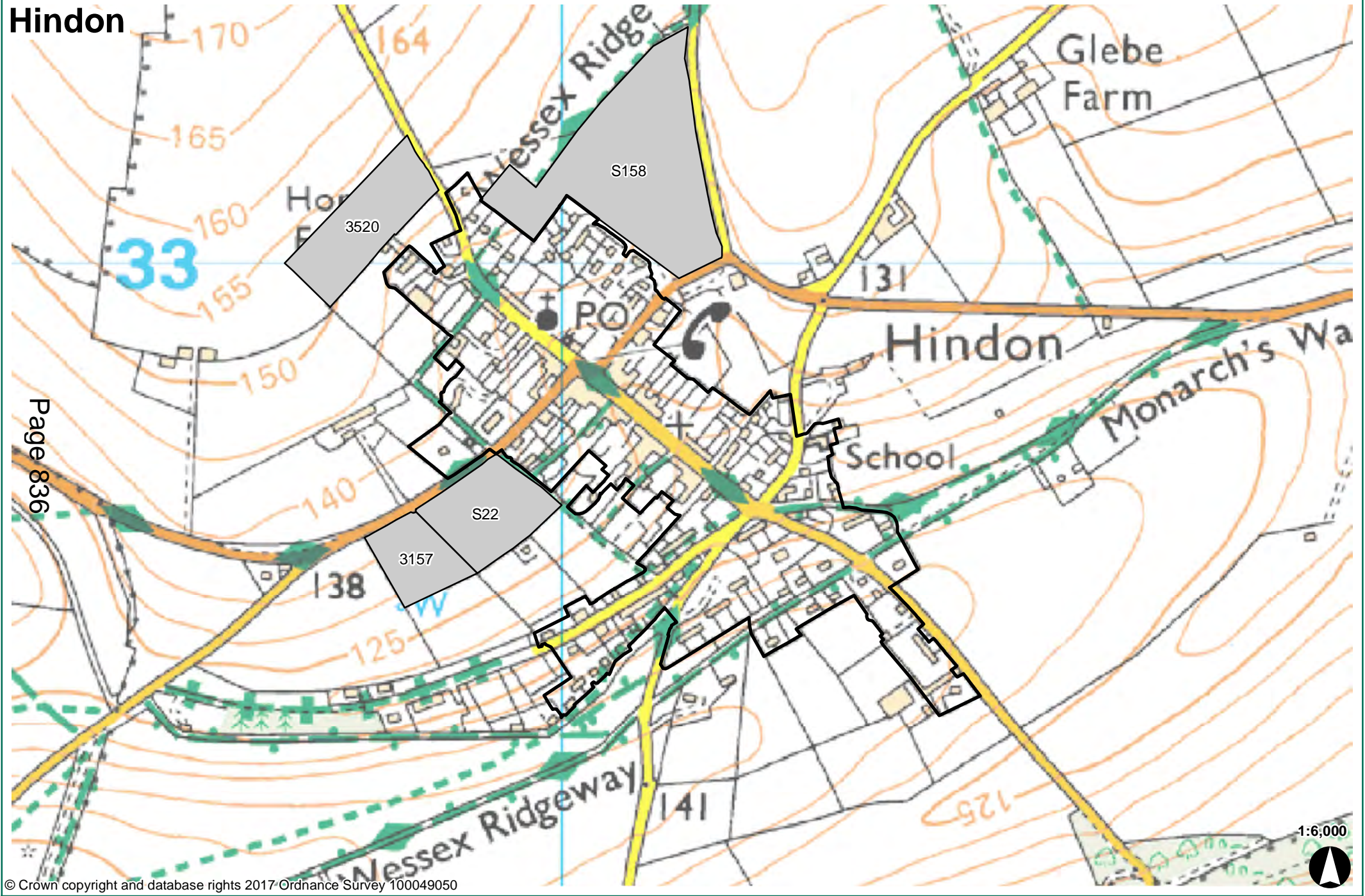
© Crown copyright and database rights 2017 Ordnance Survey 100049050

1:9,000



- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Hindon

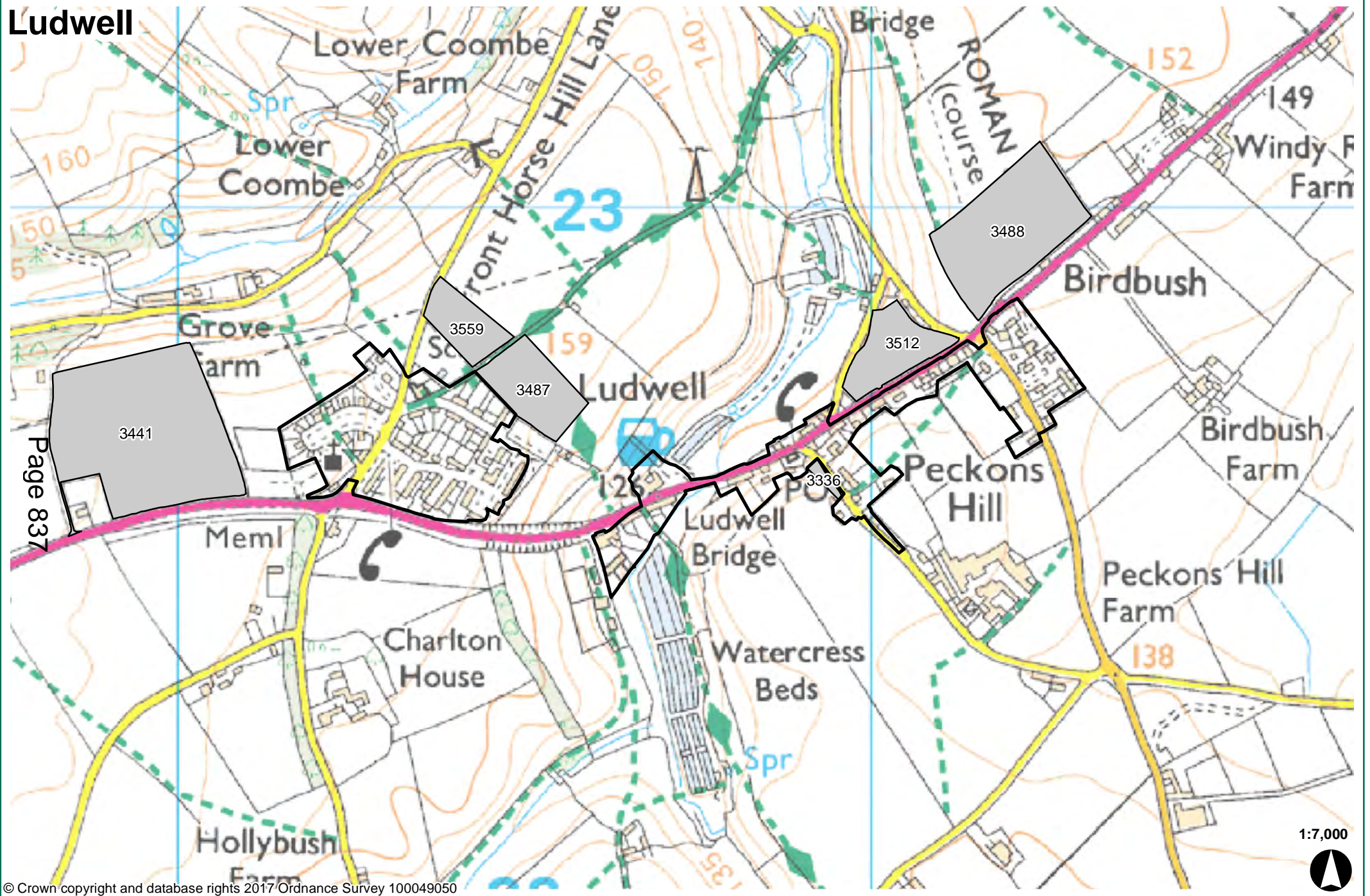


Page 836

© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Ludwell

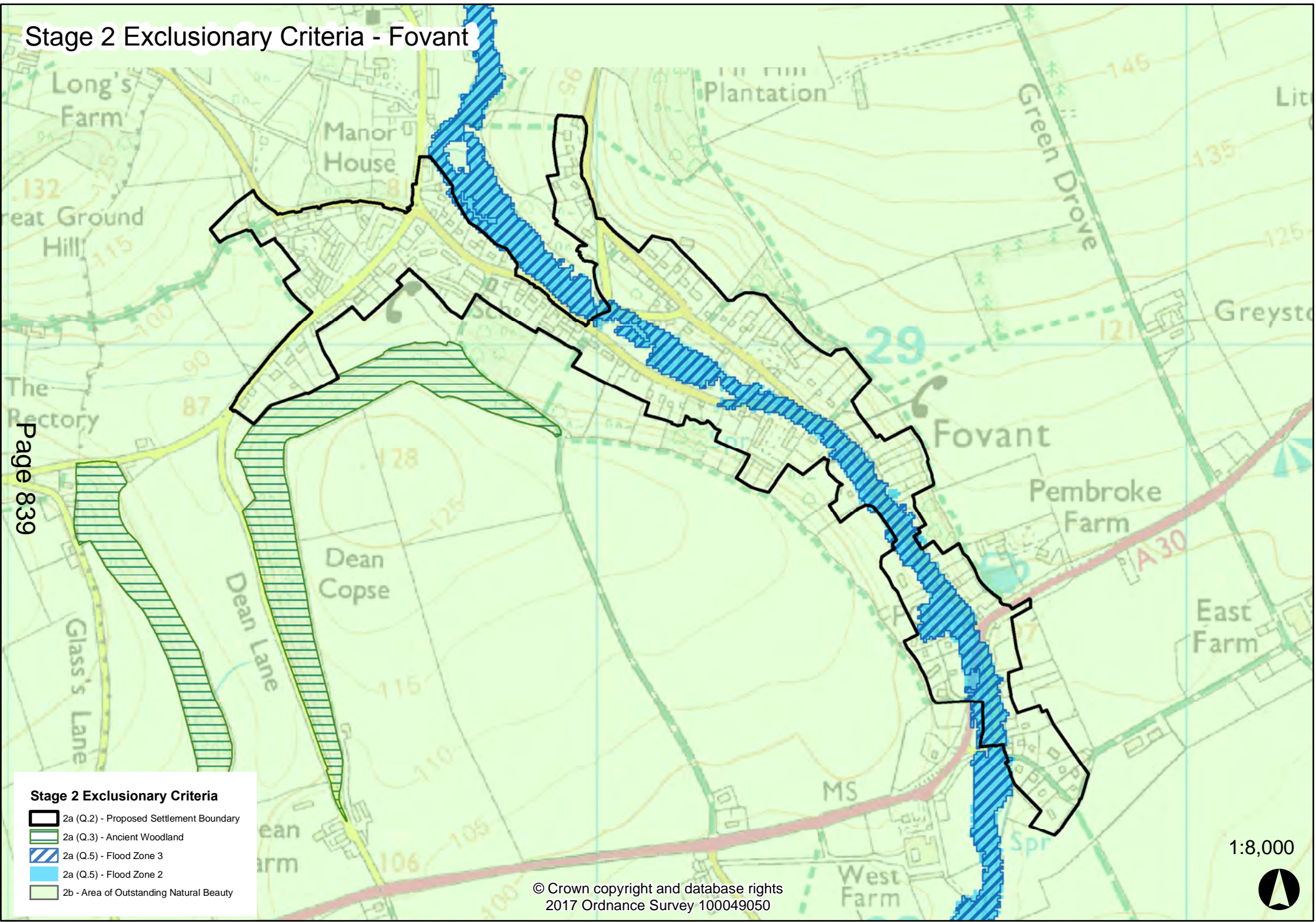


- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Appendix C: Exclusionary criteria considered at Stage 2a of the site selection process

Stage 2 Exclusionary Criteria - Fovant

Page 839



Stage 2 Exclusionary Criteria

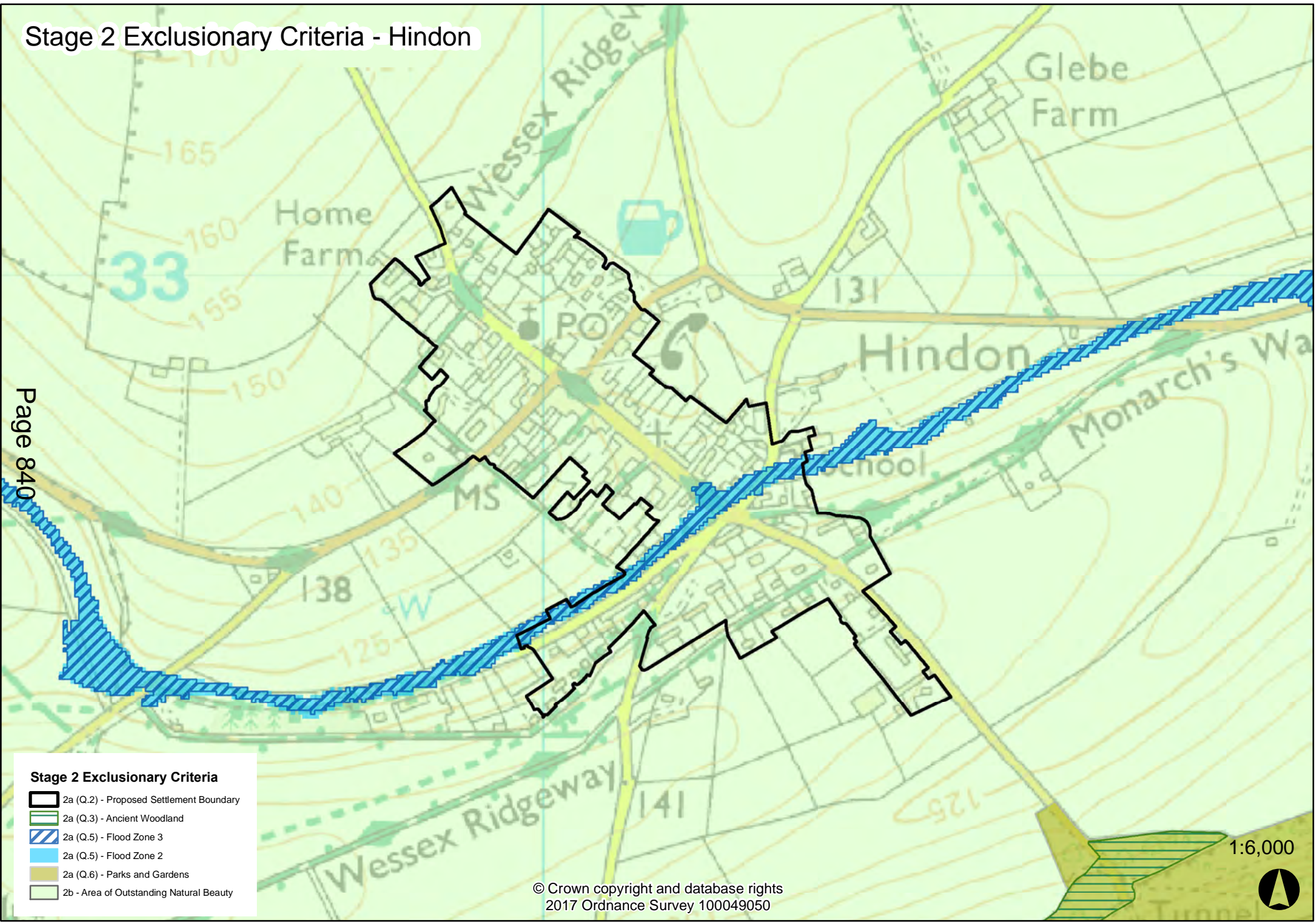
- 2a (Q.2) - Proposed Settlement Boundary
- 2a (Q.3) - Ancient Woodland
- 2a (Q.5) - Flood Zone 3
- 2a (Q.5) - Flood Zone 2
- 2b - Area of Outstanding Natural Beauty

© Crown copyright and database rights
2017 Ordnance Survey 100049050

1:8,000

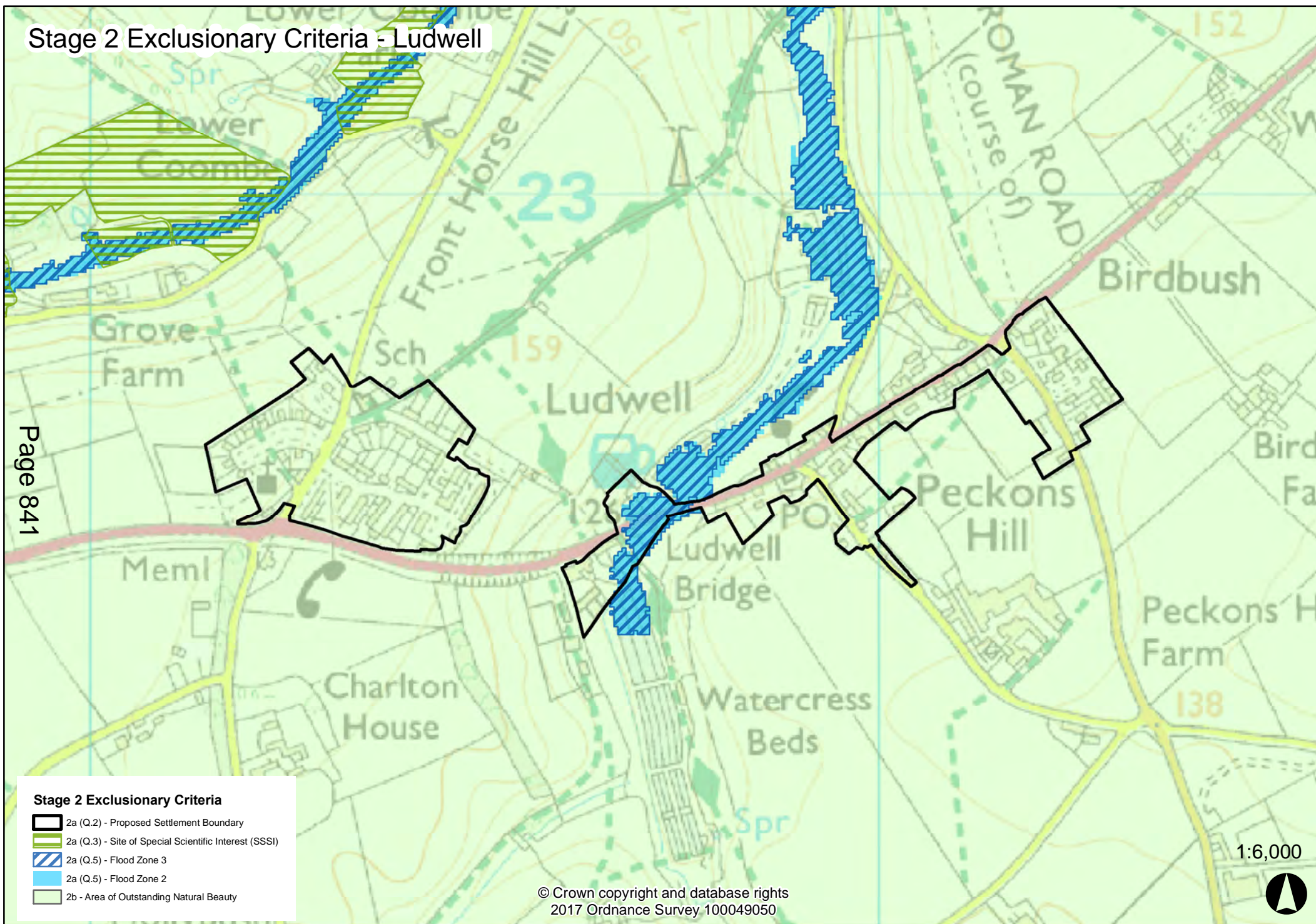


Stage 2 Exclusionary Criteria - Hindon



Page 840

Stage 2 Exclusionary Criteria - Ludwell



Appendix D: Assessment criteria and output from Stage 2a of the site selection process

Table D.1 Stage 2a colour grading

Red	Green
Absolute exclusionary criteria associated with this site. Exclude this site from further appraisal.	Site has the potential to be suitable for allocation for residential development. Continue with discretionary appraisal.

Table D.2 Stage 2a exclusionary questions

Exclusionary questions
1. Is the SHLAA site fully or partly a commitment? Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?
2. Is the site fully or partly within the settlement boundary ⁽²⁰⁾ ?
3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)?
4. Is the site fully or partly within green belt?
5. Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)?

20 The approach to site selection and the relationship with the settlement boundary, both adopted and emerging, is described in Topic Paper 2: Site Selection Methodology

Table D.3 Stage 2a assessment for Tisbury Community Area Remainder

Area of search: Tisbury Community Area Remainder													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria ⁽²¹⁾						Remaining developable site capacity	Land available? Y/N ⁽²²⁾	Land developable? Y/N ⁽²³⁾	Consideration	Recommendation (take forward/remove)
			1	2	3	4	5	6					
Fovant													
S14	Land at Foxhill	11	N	P	N	N	N	N	11	N		Part of site within the settlement boundary. Exclusionary criteria not met. However, the owners of the site have confirmed that the site would not be available for development for the next 10+ years so removed from further consideration in this Plan.	Remove
3027	Cross Keys Hotel	5	P									Site is partly committed / completed which reduces the developable capacity of the site to below 5.	Remove

23 Y = Yes, N = No There is no appropriate vehicular access and/or vehicle access to the site would be more than likely to require additional land owned by a third party

22 Following Landowner Survey: Y = Yes (Green), N = No (Red), U = Unknown (Red), M = In multiple ownership (Red) - unless any available land retains deliverability and viability i.e. access, >5 dwelling site capacity

21 N = No (Green), P = Partly (Red), Y = Yes (Red)

Area of search: Tisbury Community Area Remainder														
3449	Badges View	20	N	N	N	N	N	N	N	20	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3450	Land at Pembroke Farm	38	N	N	N	N	N	N	N	38	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3557	Land at Moor Hill	96	N	N	N	N	N	N	N	96	Y	N	Exclusionary criteria not met. However, it is considered that there is no suitable vehicular access to this site. Therefore remove from further consideration	Remove
Hindon														
S22	Land at Angel Lane	33	N	N	N	N	N	N	N	33	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
S158	Land adjacent to East Street	92	N	N	N	N	N	N	N	92	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3157	Land South West of Hindon	21	Y										The site is not immediately adjacent to boundary and would likely rely on	Remove

Area of search: Tisbury Community Area Remainder															
												the delivery of site S22 to be well related to development.			
3520	Village Field, High Street	38	N	N	N	N	N	N	N	N	38	Y	Y	Site not immediately adjacent to settlement but potentially well related to built form. Exclusionary criteria not met, take forward for further consideration.	Take forward
Ludwell															
3336	Land at Peckons Hill	2												Site removed as capacity below 5 dwellings before strategic criteria applied.	Remove
3441	Little Rodden Fields	114	Y											Site excluded as it is poorly related to the settlement.	Remove
3487	Part of field NG 5873, north-east of Coronation Drive	29	N	N	N	N	N	N	N	N	29	Y	N	Exclusionary criteria not met. However, the site is not considered to be accessible without the use of third party land.	Remove

Area of search: Tisbury Community Area Remainder													
3488	Field NG 2097, North of A30	64	N	N	N	N	N	N	64	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3512	Mill Farm Buildings	26	N	N	N	N	N	N	26	Y	N	Exclusionary criteria not met. However, there is not considered to be a suitable vehicular access to the site. Therefore remove from further consideration	Remove
3559	Land off Coronation Drive	19	N	N	N	N	N	N	19	Y	N	Exclusionary criteria not met. However, there is not considered to be a suitable vehicular access to the site that would not require third party land. Therefore remove from further consideration	Remove

Table D.4 Summary of the Stage 2a assessment for Tisbury Community Area Remainder

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Fovant	S14, 3027, 3557	3449, 3450
Hindon	3157	S22, S158, 3520
Ludwell	3336, 3441, 3487, 3512, 3559	3488

Appendix E: Assessment criteria and output from Stage 2b of the site selection process

Table E.1 Stage 2b assessment of Large Villages in the Tisbury Community Area Remainder

Assessment Criteria	Large Villages		
	Fovant	Hindon	Ludwell
Have local housing needs for the Plan period already been met?	331	297	482
	11	2	12
Number of dwellings in village (2006) ⁽²⁴⁾			
Housing completions (2006 – 2016) ⁽²⁵⁾			
Developable commitments (2016 – 2026)	1	0	0
Proportionate growth of village (2006 – 2026)	3.6%	0.7%	2.5%

24 2011 census data (minus housing completions 2011-2016)

25 Note: Completions and commitments may not add up to the total for the Area of Search, as the total also includes housing development outside of the Large Villages e.g. at Small Villages and open countryside.

Assessment Criteria	Large Villages		
	Fovant	Hindon	Ludwell
Have local housing needs already been considered by a sufficiently advanced neighbourhood plan?	No. There is no Neighbourhood Plan under preparation.	The Hindon Neighbourhood Area was designated in November 2014 and work is underway on the neighbourhood plan with submission to the Council expected in Summer 2017 and examination in the Autumn/Winter 2017. In 2013, a Housing Needs Survey ⁽²⁶⁾ identified a minimum need over the next three years (to January 2016) for 2 subsidised rented dwellings.	The Parish Council is seeking to develop a neighbourhood Plan. Currently in the 'scoping' stage - not yet requested a link officer or designated the neighbourhood plan area.
Are there any potential environmental constraints (e.g. strategic environmental/ landscape designations and heritage assets)?	The settlement is washed over by the Cranborne Chase and West Wiltshire Downs AONB. There is an area of flood risk (flood zone 2/3) running through the linear settlement. There are	The settlement is washed over by the Cranborne Chase and West Wiltshire Downs AONB. There is an area of flood risk (flood zone 2/3) running through the linear settlement. There is a	The settlement is washed over by the Cranborne Chase and West Wiltshire Downs AONB. There is an area of flood risk (flood zone 2/3) to the west of the village.

26 Source: Hindon Parish Housing Needs Survey Report (Wiltshire Council, January 2013) <http://www.intelligencenetwork.org.uk/planning-housing/>

Assessment Criteria	Large Villages		
	Fovant	Hindon	Ludwell
	two separate Conservation Area designations to the northern and southern parts of the village.	designated Conservation Area covering the majority of the existing built area of the village.	
Are there any known strategic infrastructure constraints (e.g. education, transport and utilities)?	<p>Primary school provision</p> <p>Dinton Primary is already over capacity in 4 out of 7 year groups so is very unlikely to be able to accommodate any additional children as they move in. However, the birth rate is declining so future intakes to the school are expected to be lower, meaning that any children who are resident before reaching school age are likely to be able to secure a place in reception. The problem will be with older children as the</p>	<p>Primary school provision</p> <p>Hindon Primary is a very small school and can only accommodate a total of 60 pupils. It has no surplus places but these are forecast to fill over the next 5 years as the birth rate in the area has significantly increased. The school site is very small and is unlikely to be capable of expansion. New housing in this village would be likely to cause significant problems with future admissions.</p>	<p>Primary school provision</p> <p>Ludwell Primary School has only a few surplus places at present. A feasibility study would be required in order to investigate whether expansion of the school would be possible. If the school agreed to lose their swimming pool that may create a suitable area.</p> <p>Secondary school provision</p>

Assessment Criteria	Large Villages		
	Fovant	Hindon	Ludwell
	<p>school is already full in most year groups. Whilst the school site isn't large there may be some potential to extend this school but this would need to be checked with a feasibility study.</p> <p>Secondary school provision</p> <p>The proposed sites feed to secondary schools in Salisbury. Contributions are being sought from all developments towards expansion of Sarum Academy.</p> <p>Transport</p> <p>A regular bus service exists connecting the village with Tisbury, Salisbury and Shaftesbury.</p>	<p>Secondary school provision</p> <p>These children feed to schools outside of Wiltshire for secondary education (Gillingham).</p> <p>Transport</p> <p>A regular bus service exists connecting the village with Tisbury, Salisbury and Shaftesbury.</p>	<p>These children feed to schools outside of Wiltshire for secondary education (Shaftesbury).</p> <p>Transport</p> <p>A regular bus service exists connecting the village with Salisbury and Shaftesbury.</p>

Assessment Criteria	Large Villages		
	Fovant	Hindon	Ludwell
<p>How did the parish council respond to previous consultations on the Wiltshire Housing Sites Allocations Plan?</p>	<p>The Parish Council did not respond to the consultation on the Housing Site Allocations DPD. Fovant Parish Council⁽²⁷⁾ has previously stated that they do not consider the settlement to be a Large Village and that the settlement boundary should be removed.</p>	<p>The Parish Council did not respond to the consultation on the Housing Site Allocations DPD. The Parish Council previously stated that they would be seeking to review their settlement boundary through a neighbourhood plan⁽²⁸⁾.</p>	<p>Donhead St Mary Parish Council is of the view that “the community wishes to maintain that rural feel and would rather see the organic growth of these hamlets than the building of new estates”. The Parish Council⁽²⁹⁾ does not provide detailed comments on sites, noting that infill would be preferred but that the potential to develop small portions of the submitted SHLAA sites should not be ruled out.</p>
<p>Sites submitted to the Strategic Housing Land Availability Assessment</p>	<p>5 sites SHLAA sites 3027, S14, 3449, 3450, 3557</p>	<p>4 sites SHLAA sites s158, S22, 3157, 3520</p>	<p>6 sites SHLAA sites 3336, 3441, 3487, 3488, 3512, 3559</p>
<p>How many sites were submitted to the SHLAA?</p>			

27 Source: Informal consultation on the settlement boundary review (September 2014)

28 Source: Informal consultation on the settlement boundary review (September 2014)

29 Source: Informal consultation with Large Villages (July/August 2015)

Assessment Criteria		Large Villages		
		Fovant	Hindon	Ludwell
	How many SHLAA sites do not meet the Stage 2a strategic constraints and could be taken forward for more detailed assessment (total remaining capacity ⁽³⁰⁾)?	2 (58 dwellings) SHLAA sites: 3449, 3450	3 (163 dwellings) SHLAA sites: s158, S22, 3520	1 (65 dwellings) SHLAA site: 3488
	Taking the above into account, is there any justification for removing the Large Village from further consideration in the site selection process?	Fovant is within the AONB. There may be the potential to expand the primary school. Growth in Fovant has been low from 2006-2026. Consideration needs to be given to the overall impact on the AONB in this location and where possible, those sites with the lowest overall visual impact should be considered	Hindon is within the AONB. It has experienced very limited growth from 2006-2026 (especially in comparison with the other large villages in this community area). However, the primary school is a village school with just 2 classrooms and no scope to expand on site. Consequently, it is	Ludwell is within the AONB. Growth has been low from 2006-2026. However, there is no capacity or potential for expansion at Ludwell primary school. Consequently, it is that this village is not carried forward for further assessment.
Summary and conclusions				

30 See Appendix 4 to this paper for the full assessment of SHLAA sites at Stage 2a of the site selection process.

Assessment Criteria	Large Villages		
	Fovant	Hindon	Ludwell
	further. There are no reasons for not carrying forward sites at Fovant.	recommended that the village is not carried forward for further assessment.	
	TAKE FORWARD	REMOVE	REMOVE
	Conclusion:		

Table E.2 SHLAA sites considered during the Stage 2b assessment of Large Villages in Tisbury Community Area Remainder

Settlement(s)	SHLAA sites removed through consideration of Large Villages (Stage 2b)	SHLAA sites taken forward to the next stage
Fovant	None	3449, 3450
Hindon	s158, S22, 3520	None
Ludwell	3488	None

Appendix F: Assessment criteria and output from Stage 3 of the site selection process

Table F:1 Stage 3 colour grading⁽³¹⁾

Significant effect	Minor effect	Neutral effect	Uncertain effect	Minor effect	Significant effect
<p>Major adverse effect (---)</p> <p>Site/Option likely to have a significant major adverse effect on the objective with no satisfactory mitigation possible. Site may be inappropriate for housing development</p>	<p>Moderate adverse effect (--)</p> <p>Site/Option likely to have a significant moderate adverse effect on the objective with difficult or problematic mitigation</p>	<p>Neutral or no effect (0)</p> <p>On balance, site/option likely to have a neutral effect on the objective or no effect on the objective</p>	<p>Uncertain effect (?)</p> <p>Effect is uncertain and further information is required to establish potential effects</p>	<p>Minor positive effect (+)</p> <p>Site/Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result</p>	<p>Moderate positive effect (++)</p> <p>Site/Option likely to have a significant moderate positive effect on the objective with substantial improvements likely in the area</p>
	<p>Minor adverse effect (-)</p> <p>Site/Option likely to have a minor adverse effect on the objective because mitigation measures are achievable to reduce the significance of effects</p>				<p>Major positive effect (+++)</p> <p>Option likely to have a significant major positive effect on the objective as it would significantly help resolve an existing issue or maximise opportunities</p>

31 See Wiltshire Council (June 2017), *Topic Paper 2: Site Selection Process Methodology* for how to apply the Sustainability Appraisal (SA) scoring.

Table F.2 Stage 3 Sustainability Appraisal objectives

Sustainability Appraisal objectives	
1	Protect and enhance all biodiversity and geological features and avoid irreversible losses
2	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings
3	Use and manage water resources in a sustainable manner
4	Improve air quality throughout Wiltshire and minimise all sources of environmental pollution
5	Minimise our impacts on climate change and reduce our vulnerability to future climate change effects
6	Protect, maintain and enhance the historic environment
7	Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place
8	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures
9	Reduce poverty and deprivation and promote more inclusive and self-contained communities
10	Reduce the need to travel and promote more sustainable transport choices.
11	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
12	Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Table F.3 Stage 3 scoring summary chart for Tisbury Community Area Remainder

Area of search: Tisbury Community Area Remainder														Is site proposed for Stage 4?			
SHLAA Site Ref	Site Name	Site Capacity	SA Objectives														
			1	2	3	4	5a	5b	6	7	8	9	10	11	12		
Fovant																	
3449	Badges View	c.20	-	-	--	-	-	--	--	--	++	--	--	--	+	+	No
3450	Land at Pembroke Farm	c.38	-	--	--	-	-	--	--	--	+++	--	--	-	++	+	No

Table F.4

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 3449 - Badges View, Fovant</p>
<p>Site Overview</p> <p>This site option is located in the village of Fovant. With an area of 0.8ha the site has a potential capacity for approximately 20 dwellings; however, mitigation might reduce this number.</p>
<p>Assessment Results</p> <p>One major adverse effect has been identified for this site. The site is located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). Adverse effects from development on the AONB would occur and mitigation in the form of landscaping would be incongruous and out of character (SA Obj. 7). Mitigation is not considered achievable.</p> <p>Five moderate adverse effects have been identified. The site is located within Groundwater Source Protection Zone 3 and in proximity to a tributary of the River Avon, so there is potential for surface water pollution caused by surface water run-off. Provision of SuDS and attenuation measures may be problematic due to the prevailing geology (SA Obj. 3). Whilst the site is wholly located within Flood Zone 1, there is an area of Flood Zone 2/3 approximately 100m south west of the site and mitigation measures will be required to ensure existing greenfield surface water run-off rates are improved. Chalk underlying the site may cause groundwater issues and result in some drainage methods being ineffective. A Flood Risk Assessment/drainage strategy would need to be undertaken (SA Obj. 5b). The site lies some 60m to the east of the designated Fovant Conservation Area (southern section) and some 600m north of the elevated Fovant Chalk Badges, a Scheduled Monument. The grounds of the former Cross Keys Inn, a Grade II listed building adjoins the western boundary of the site. Subject to a more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. This site has medium archaeological potential and it has been evaluated and there is a possible medieval settlement in the vicinity; an archaeological assessment would be required (SA Obj. 6). Although secondary schools in Salisbury can be expanded to meet the demands of additional housing, the increase in population from the development would require an extension of Dinton Primary School, the provision of which could be problematic (SA Obj. 9). The village centre is within walking distance and offers a limited range of services and facilities, although there is a lack of pedestrian facilities along the A30. Overall, residential development would be likely to rely upon the use of the private vehicle to access services and facilities found in higher order centres like Salisbury and Shaftesbury (SA Obj. 10).</p> <p>The assessment has identified a range of minor adverse effects. An ecological assessment will be required to prevent impacts on biodiversity. HRA screening has identified that development could contribute to impacts upon the Chilmark Quarries SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site will result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate <i>inter alia</i> to noise, dust and lighting. A Noise Impact Assessment would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).</p>

Sustainability Appraisal - Summary of Assessment

Site 3449 - Badges View, Fovant

The assessment has also identified a moderate beneficial effect. The site would increase affordable housing provision in Fovant (SA Obj. 8). Two minor beneficial effects are assessed as development of the site for housing could contribute to the local economy through use of the local village shop/post office and services once built (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Given the major adverse effect identified for this site in terms of impacts on the AONB it is recommended that this site should not be considered further.

Table F.5

Sustainability Appraisal - Summary of Assessment

Site 3450 - Land at Pembroke Farm, Fovant

Site Overview

This site option is located in the village of Fovant. With an area of 1.6ha the site has capacity for approximately 38 dwellings, although mitigation measures could reduce this number.#

Assessment Results

One major adverse effect has been identified. The site is located in the Cranbourne Chase and West Wiltshire Downs AONB. The site as a farmstead appears wholly in keeping with its surrounds and its loss would result in the unacceptable urbanisation which would not be possible to mitigate (SA Obj. 7).

Five moderate adverse effects are identified through the assessment of this site. Former and existing uses might have potential contamination issues and therefore appropriate surveys will be needed and potential remediation measures identified. Development of the land will also result in the inevitable loss of greenfield land (SA Obj. 2). The site is located in Groundwater Source Protection Zone 3 and a nearby watercourse drains into the River Avon. There is potential for surface water pollution from development and mitigation could be problematic. Groundwater sensitivities are present locally due to the underlying geology and this may impact the effectiveness of SuDS (SA Obj. 3). Whilst the site is wholly located within Flood Zone 1, there is an area of Flood Zone 2/3 approximately 50m west of the site and mitigation measures will be required to ensure existing greenfield surface water run-off rates are improved. Chalk underlying the site may cause groundwater issues and result in some drainage methods being ineffective. A Flood Risk Assessment/drainage strategy would be required (SA Obj. 5b). The site is located adjacent to the eastern edge of Fovant Conservation Area as well as the curtilage of a Grade II Listed Building. The Fovant Chalk Badges Scheduled Monument occupies an elevated position southwards of the site. There is potential for development in this location to impact upon the setting of the identified heritage features and a Heritage Impact Assessment would be required. The site also has medium archaeological potential, with a possible medieval settlement in the vicinity and therefore archaeological assessment would be required (SA Obj. 6). Although secondary schools in Salisbury

Sustainability Appraisal - Summary of Assessment

Site 3450 - Land at Pembroke Farm, Fovant

can be expanded to meet the demands of additional housing, the increase in population from development would require an extension of Dinton Primary School, the provision of which could be problematic (SA Obj. 9).

The assessment has identified a range of minor adverse effects. An ecological assessment will be required to prevent impacts on biodiversity. HRA screening has identified that development could contribute to impacts upon the Chilmark Quarries SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. A Noise Impact Assessment would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within reasonable distance of the village centre, although the lack of street lighting along the footway to the village centre. Overall residents would be likely to rely upon the use of the private vehicle to access services and facilities found in higher order centres like Salisbury and Shaftesbury (SA Obj. 10).

The assessment has also identified a major beneficial effect as the site would boost affordable housing provision in Fovant (SA Obj. 8). A moderate benefit is identified in terms of contributing to the local economy through the increased use of the local village shop/post office and services once built (SA Obj. 11) and a minor benefit in terms of the direct and indirect generation of construction employment (SA Obj. 12).

Given the major adverse effect identified for this site in terms of impacts on the AONB it is recommended that this site should not be considered further.

Table F.6

Sustainability Appraisal - Conclusions & Recommendations

The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further

The following conclusions and recommendations are reached:

More sustainable options for development:

- No sites in this area of search are assessed as more sustainable

Sustainability Appraisal - Conclusions & Recommendations

Less sustainable options for development:

- No sites in this area of search are assessed as less sustainable

Sites which should not be considered further:

- Site 3449 - Badges View, Fovant
- Site 3450 - Land at Pembroke Farm, Fovant

Tisbury Community Area Topic Paper - Cabinet version

Trowbridge Community Area Topic Paper - Cabinet version

■	Main sections	
1	Introduction	3
2	Trowbridge Community area	6
3	Settlement boundary review	10
4	Overview of the site selection process	11
5	Outcome of the site selection process for Trowbridge	13
6	Outcome of the Trowbridge Community Area Remainder site selection process	24
7	Conclusions	25
■	Appendices	
A	Proposals for revised settlement boundaries	26
B	SHLAA sites considered during the site selection process	37
C	Exclusionary criteria considered at Stage 2a of the site selection process	40
D	Assessment criteria and output from Stage 2a of the site selection process	42
E	Assessment criteria and output from Stage 2b of the site selection process	54
F	Assessment criteria and output from Stage 3 of the site selection process	55
G	Assessment criteria and output from Stage 4a of the site selection process	78

1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Trowbridge Community Area.

Settlement boundary review

- 1.2** The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan⁽¹⁾.
- 1.3** Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the Plan period in accordance with national policy and to compliment neighbourhood planning.

Topic paper structure

- 1.5** *Table 1.1* shows the layout of the Trowbridge Community Area Topic Paper ('CATP'). The and appendices will differ between community areas depending upon how far they progress through the site selection process.
- 1.6** The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.
- Topic Paper 1: Settlement Boundary Review Methodology
 - Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Trowbridge Community Area Topic Paper

#	Section	Appendices
2	Community area	Planning policy context for the Trowbridge Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Trowbridge	Summary of the site selection process for Trowbridge (Stage 1 to 4a). It outlines the methodology and identifies whether housing site allocations for Trowbridge should be included in the Plan. This section summarises the outcome of the site selection process and provides justification for the Plan's proposed allocations.	Appendix B contains maps of each settlement showing SHLAA sites considered during the site selection process. They show whether sites have been identified for allocation or at which stage they have been removed from the site selection process.
6	Outcome of the Trowbridge Community Area Remainder site selection process	Summary of the Trowbridge Community Area Remainder site selection process (Stage 1). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan. This section summarises the outcome of the site selection process.	<p>Appendix C contains maps of each settlement showing the exclusionary assessment criteria considered at Stage 2a of the site selection process.</p> <p>Appendix D contains the assessment criteria and output from Stage 2a of the site selection process.</p> <p>Appendix E contains the assessment criteria and output summary from Stage 3 of the site selection process.</p> <p>Appendix F contains the assessment criteria and output from Stage 4a of the site selection process.</p>

7	Conclusions	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	
---	--------------------	--	--

2. Trowbridge Community area

Context

- 2.1** The WCS provides the context for the Plan in relation to the Trowbridge Community Area. Core Policies 1 (Settlement Strategy) and 29 (Trowbridge Area Strategy) set out:
- the settlement hierarchy for sustainable development in the Trowbridge Community Area, and
 - associated indicative housing requirements.
- 2.2** Core Policy 29 requires approximately 7,000 new homes to be provided in the Trowbridge Community Area. At Trowbridge, approximately 5,860 will be delivered which includes an area for strategic growth to the south east of the town (Ashton Park). An additional 950 dwellings will then be developed at the town only once improved secondary provision is in place towards the end of the Plan period and there has been a further assessment of effects on protected bat species and their habitats. Approximately 165 homes will be provided in the rest of the community area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Trowbridge Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

- 2.3** The settlements listed in *Table 2.1* below fall within the Trowbridge Community Area.

Table 2.1 Settlement Strategy in the Trowbridge Community Area

Principal Settlement	Trowbridge
Large Villages	Hilperton, North Bradley and Southwick
Small Villages	West Ashton and Yarnbrook

Issues and considerations

- 2.4** Core Policy 29 and the supporting text (paragraph 5.150) of the WCS identify specific issues to be addressed in planning for the Trowbridge Community Area, including:
- it is recognised that the villages surrounding Trowbridge, particularly Hilperton, Southwick North Bradley and West Ashton, have separate and distinct identities as villages. Open countryside should be maintained to protect the character and identity of these villages as separate communities. The local communities may wish to consider this matter in more detail in any future community-led neighbourhood planning
 - although the strategy is based around the Wiltshire Community Areas, it does plan for the continuous urban area of Trowbridge. Areas such as Staverton, which adjoins Trowbridge but is located within the Bradford on Avon Community Area, should therefore be considered both in relation to Trowbridge and Bradford on Avon
 - Trowbridge has a strong industrial heritage and features a number of key landmark buildings, including the Town Hall, mill buildings and a hierarchy of buildings associated with the cloth industry. Future development should have regard to this important heritage and ensure proposals enhance, rather than negatively impact on the existing townscape

- all development in Trowbridge should be sensitive to constraints, such as the local County Wildlife Sites, SSSIs, Ancient Woodland, the Western Wiltshire Greenbelt and areas at risk of flooding
- development proposals should consider and seek to deliver appropriate measures to ensure that potentially harmful recreational pressures upon woodland sites to the south east of Trowbridge are avoided in the first instance and/or mitigated
- woodland sites to the south east of Trowbridge support a breeding population of Bechstein bats, associated with the Bath and Bradford on Avon Bats SAC. All development will be required not to adversely affect this designation and to ensure that connectivity with the SAC is maintained, having particular regard to the Wiltshire Bats SAC Guidance⁽²⁾.

2.5 The Wiltshire Infrastructure Delivery Plan ('IDP')⁽³⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- extension of primary schools to provide additional places
- new/ satellite secondary school and site as part of Ashton Park Urban Extension strategic site to provide additional places
- provision of additional nursery school places
- various transport improvements as part of the Trowbridge Transport Strategy, including highways, public transport, walking/ cycling, and demand management measures
- Trowbridge Low Carbon Network - low carbon energy generation scheme
- new Trowbridge Primary Care Centre and support development of local primary care health facilities, as most practices are at capacity
- improvements to (including relocation/ replacement) of Trowbridge Fire Station

2.6 The WCS and IDP provide strategic clarity on how the town will grow over the period up to 2026. Moreover, the strategy for the town respects the need to ensure that infrastructure is provided to support the delivery of the Ashton Park allocation.

Housing requirements

2.7 The housing requirements for Trowbridge Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for Trowbridge Community Area at April 2017⁽⁴⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Trowbridge	6,810	2,965	1,825	2,020
Trowbridge CA Remainder	165	255	23	0

2 Bat Special Areas of Conservation ('SAC') – Planning Guidance for Wiltshire (Issue 3.0, September 2015) Available at: <http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment/writingecologicalsurveysplanning.htm>

3 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Trowbridge Community Area.*

4 Wiltshire Council (June 2017). *Topic Paper 3 Housing Land Supply.*

Trowbridge CA	6,975	3,220	1,848	2,020
---------------	-------	-------	-------	-------

- 2.8** The indicative requirement 2006-2026 for Trowbridge of 6,810 dwellings, as shown in *Table 2.2*, includes 2,600 homes at the Ashton Park Urban Extension strategic site as well as 950 homes which can only be built once new secondary school provision is in place and further assessment on bats carried out to ensure they are safeguarded.
- 2.9** *Table 2.2* illustrates clearly that the indicative residual housing requirement to be planned for at the town over the period to 2026 is significant. This is largely due to the delay in securing planning permission for the Ashton Park site. The effect of this delay needs to be considered within the context of managing the supply of new homes at the town as development on this strategically important site is not now likely to commence until later in the Plan period. Moreover, when considered within the context of local environmental constraints (e.g. Green Belt, presence of protected species), finding sufficient sites at the town to meet the indicative residual housing requirements within the period from 2016 to 2026 will be challenging. Nonetheless, the town will need to grow in order to realise its strategic potential, as anticipated by the WCS.
- 2.10** When considered in the light of *Table 2.2*, the issues relating to the supply of housing are focused on the town itself. The Large Villages in the community area have already delivered more than was expected and hence there is no need to look at these areas for the purpose of allocating land for housing. However, as anticipated by Core Policy 2 of the WCS, smaller-scale housing growth across the community area remainder will be capable of being addressed separately through emerging neighbourhood plans.

Neighbourhood planning

- 2.11** Neighbourhood plans will continue to play an important role in allocating sites for housing and reviewing settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.
- 2.12** Trowbridge Community Area has four neighbourhood plans in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by these plans. If the neighbourhood plans were sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this would include information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁵⁾.

Table 2.3 Status of neighbourhood plans in the Trowbridge Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
North Bradley	Area Designation (Jan 2017)	Unknown at this stage	Unknown at this stage

⁵ Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

West Ashton	Area Designation (Dec 2016)	Unknown at this stage	Unknown at this stage
Hilperton	Area Designation (Sep 2016)	Unknown at this stage	Unknown at this stage
Southwick	Area Designation (May 2015)	Unknown at this stage	Unknown at this stage

3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Trowbridge Community Area:

- Trowbridge
- Hilperton
- North Bradley, and
- Southwick

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁶⁾.

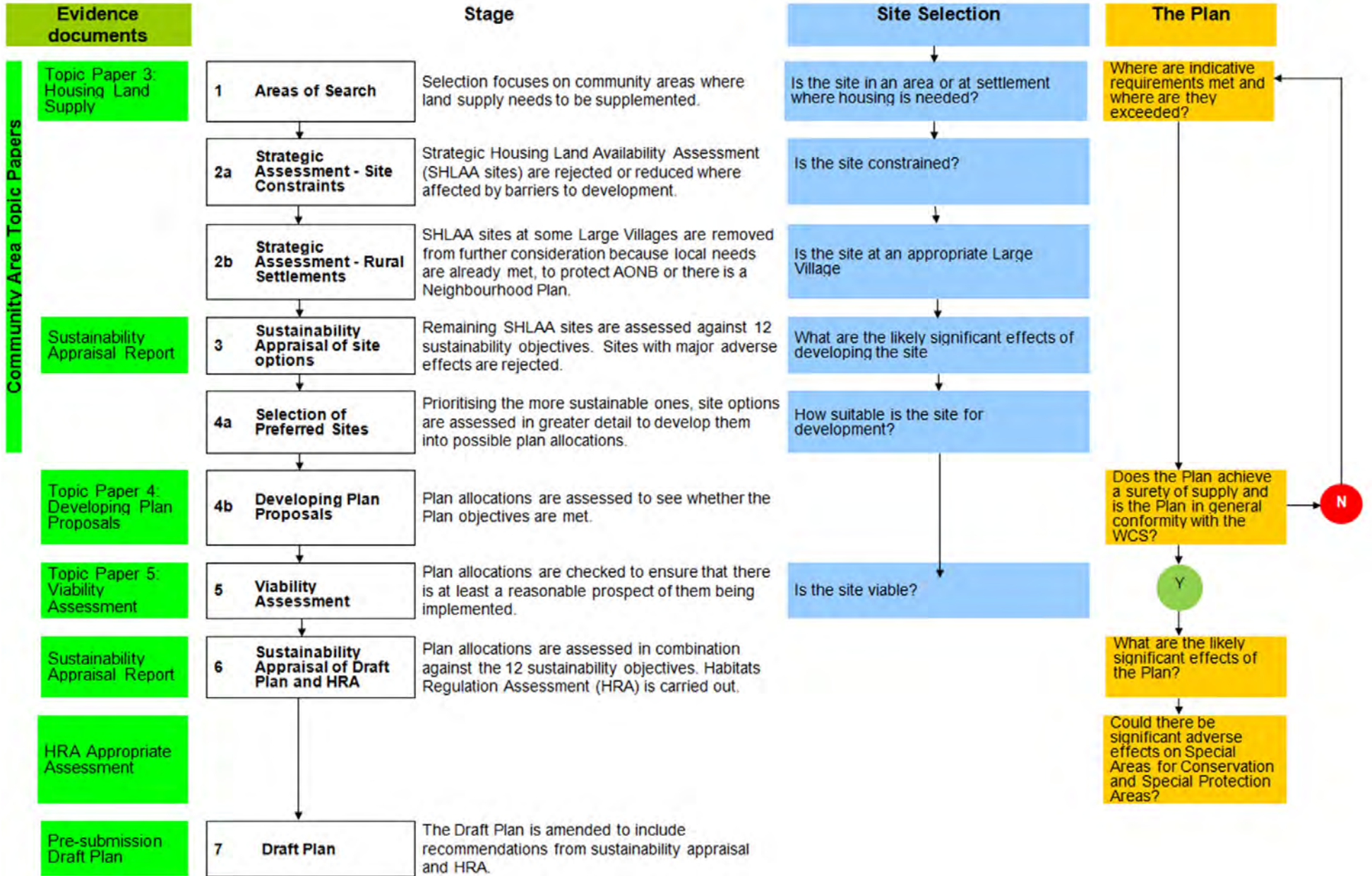
3.3 No settlements in the Trowbridge Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

6 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology*⁽⁷⁾

7 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.



5. Outcome of the site selection process for Trowbridge

Overview

- 5.1** This section summarises the outcome of the site selection process for the Principal Settlement of Trowbridge. It follows the methodology outlined in Section Four and covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁸⁾.
- 5.2** The decisions taken after each stage of the process for Trowbridge, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Trowbridge. The areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4** *Table 2.2* demonstrates that there is an indicative residual requirement of 2,020 dwellings at Trowbridge to be delivered during the Plan period.
- 5.5** Therefore, the Plan will need to allocate additional land at Trowbridge to help meet the indicative residual requirement. The site selection process for Trowbridge progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

- 5.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in Trowbridge. Strategic Housing Land Availability Assessment (SHLAA) sites at the settlement are assessed against a range of exclusionary criteria. They are removed or reduced where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built-up area.
- 5.7** **Appendix B** contains a map of Trowbridge, showing SHLAA sites considered during the site selection process. **Appendix C** contains maps showing the exclusionary criteria, while **Appendix D** contains the assessment criteria and output from Stage 2a, including reasons why individual sites have been removed.
- 5.8** *Table 5.1* below summarises the output from the Stage 2a strategic assessment for Trowbridge.

Table 5.1 SHLAA sites considered at Stage 2a at Trowbridge.

Settlement	SHLAA sites removed due to application of Exclusionary Criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Trowbridge	190, 191, 192, 194, 195, 196, 198, 199, 200, 202, 203, 205, 206, 207, 211, 213, 243, 244, 245, 246, 247, 254, 257, 258, 259, 260, 294, 295, 296, 425, 426, 427, 428, 430, 431, 432, 609, 617, 679, 740,	248, 256, 261, 262, 263, 292, 293, 297, 298, 613, 1021, 3260, 3565

8 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

Settlement	SHLAA sites removed due to application of Exclusionary Criteria (Stage 2a)	SHLAA sites taken forward to the next stage
	1018, 1020, 2086, 2092, 3130, 3131, 3247, 3355, 3380, 3411, 3420	

5.9 Appendix B highlights SHLAA sites removed after Stage 2a of the site selection process.

Stage 3: Sustainability Appraisal of remaining SHLAA sites

5.10 After a high level assessment, the remaining potential sites have been assessed using Sustainability Appraisal (SA). The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site has been assessed against each of the objectives using a consistent set of decision-aiding questions. Each option was then scored under each objective based on a generic assessment scale from major positive to a major adverse effect.⁽⁹⁾

5.11 Appendix F contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for Trowbridge. Detailed assessments of individual sites are included within the Sustainability Appraisal Report⁽¹⁰⁾.

5.12 Potential sites are rejected where the appraisal concludes development would result in one or more major adverse effects. The remaining potential sites in each area or settlement are compared in terms of the balance of their sustainability benefits versus adverse effects. The appraisal therefore suggests potential sites that are 'more sustainable' or 'less sustainable', as shown in Table 5.2.

Table 5.2 SHLAA sites considered at Stage 3 for Trowbridge

SHLAA ref	Site name	Outcome after Stage 3
Site 256	Land south of Green Lane	Rejected
Site 261	Land at Lower Biss Farm	Rejected
Site 262	Land west of Yarnbrook Road (A350)	Rejected
Site 263	Land at Elizabeth Way (previously known as 'Land at 'Hilperton Gap')	More sustainable
Site 292	Land north of Green Lane	Rejected
Site 293	Land to the east of Elizabeth Way (previously known as 'Land at 'Hilperton Gap')	Less sustainable
Site 297	Elizabeth Way (previously known as 'Land to the east of Wyke Road')	More sustainable
Site 298	Land west of White Horse Business Park	More sustainable
Site 613 (inc site 248)	Elm Grove Farm / Land off A363 at White Horse Business Park, Drynham Lane ⁽¹¹⁾	More sustainable

9 Wiltshire Council (June 2017). *Sustainability Appraisal*.

10 Wiltshire Council (June 2017). *Sustainability Appraisal*.

11 Site 613 and site 248 were consolidated through a land acquisition process and presented to the Council as a single site. They are considered as a single site throughout the remainder of the assessment.

SHLAA ref	Site name	Outcome after Stage 3
Site 1021	Land adjacent to Church Lane	More sustainable
Site 3260	Land at Upper Studley	More sustainable
Site 3565	Land east of the A361 at Southwick Court	Less sustainable

Sites removed after Stage 3

5.13 Table 5.3 below shows the sites that were removed after Stage 3 together with the main reasons.

Table 5.3 SHLAA sites removed after Stage 3 for Trowbridge

SHLAA ref	Site name	Reasons for removing after Stage 3
Site 256	Land south of Green Lane	<ul style="list-style-type: none"> Development of these sites would result in major adverse effects in relation to the Bath and Bradford on Avon Bats SAC, therefore it is recommended that they are not considered further in the site selection process.
Site 261	Land at Lower Biss Farm	
Site 262	Land west of Yarnbrook Road (A350)	
Site 292	Land north of Green Lane	

Sites taken forward

5.14 Table 5.4 below shows the sites taken forward to the next stage of the site selection process.

Table 5.4 Sites taken forward after Stage 3 for Trowbridge

SHLAA ref	Site name
Site 263	Elizabeth Way (previously known as 'Land at "Hilperton Gap"')
Site 293	Land to the east of Elizabeth Way (previously known as 'Land at "Hilperton Gap"')
Site 297	Elizabeth Way (previously known as 'Land to the East of Wyke Road')
Site 298	Land off A363 at White Horse Business Park
Site 613/ 248	Elm Grove Farm/ Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site 248)
Site 1021	Church Lane
Site 3260	Upper Studley
Site 3565	Southwick Court

5.15 Appendix B highlights SHLAA sites removed after Stage 3 of the site selection process.

Stage 4a: Selection of preferred sites

5.16 The purpose of this stage, which involves five steps, is to select those SHLAA sites that should be site allocations. The 'more sustainable' sites (site options), resulting from the assessment in Stage 3, are individually assessed in more detail for suitability and fit with area strategy (steps 1-4). The conclusion selects preferred sites (step 5)⁽¹²⁾.

5.17 Where necessary, 'less sustainable' sites have been considered in order to ensure that the community area provides an appropriate contribution towards meeting local indicative housing requirements. For Trowbridge it has been necessary to consider 'less sustainable' sites given the outstanding remaining requirement for the town.

5.18 **Appendix G** sets out the assessment criteria and output from Stage 4a of the site selection process for Trowbridge. This includes a maximum dwelling capacity for the preferred sites identified for allocation, as well as identifying particular considerations connected to each site that should be referred to by the Plan.

5.19 *Table 5.5* below shows the site options considered at Stage 4a.

Table 5.5 Site options considered at Stage 4a at Trowbridge

SHLAA ref	Site name	SHLAA capacity
Site 263/ 297 ⁽¹³⁾	Elizabeth Way	255
Site 293	Land to the east of Elizabeth Way	121
Site 298	Land off the A363 at White Horse Business Park	338
Site 613 / 248	Elm Grove Farm	231
Site 1021	Church Lane	121
Site 3260	Upper Studley	44
Site 3565	Southwick Court	237
TOTAL:		1347

Sites removed after Stage 4a

5.20 *Table 5.6* below shows site options removed after Stage 4a.

Table 5.6 Site options removed after Stage 4a for Trowbridge

SHLAA ref	Site name	Reasons why site removed after Stage 4a
293	Land to the east of Elizabeth Way	<ul style="list-style-type: none"> The site has a number of issues that may not be capable of mitigation. These are in relation to the impact on the value

¹² Wiltshire Council (June 2017). Topic Paper 2: Site Selection Process Methodology

¹³ Sites 263 and 297 were combined since they share a contiguous boundary with Elizabeth Way. They were considered together as a single site through the Stage 4 assessment and for allocation.

SHLAA ref	Site name	Reasons why site removed after Stage 4a
		<p>of the land to the east of Elizabeth Way in its role as a buffer between the town and the village of Hilperton.</p> <ul style="list-style-type: none"> Development of the site has potential to alter the setting of the Hilperton Conservation Area and Listed Buildings at Highfield and St Michael and All Angels Church.

Preferred sites

5.21 Table 5.7 below shows the preferred sites identified for allocation and the revised capacity following the consideration of necessary mitigation measures and the need to reduce the net developable area.

Table 5.7 Preferred sites identified for allocation for Trowbridge

SHLAA ref	Site name	Capacity after mitigation
Site 263/297	Elizabeth Way	205
Site 298	Land off the A363 at White Horse Business Park	150
Site 613/248	Elm Grove Farm	200
Site 1021	Church Lane	45
Site 3260	Upper Studley	20
Site 3565	Southwick Court	180
TOTAL:		800

5.22 Six available, achievable and deliverable sites are identified for allocation at the Principal Settlement of Trowbridge. Whilst not capable of delivering all the indicative housing requirement, these sites are considered to be the best and most appropriate options to allocate at the town. Development of the sites for housing would contribute positively towards meeting some of the indicative shortfall as well as delivering aims of the area strategy for the town through a plan-led approach to maintaining levels of housing supply. The following paragraphs set out the justification for their allocation.

Site 263/297 - Elizabeth Way

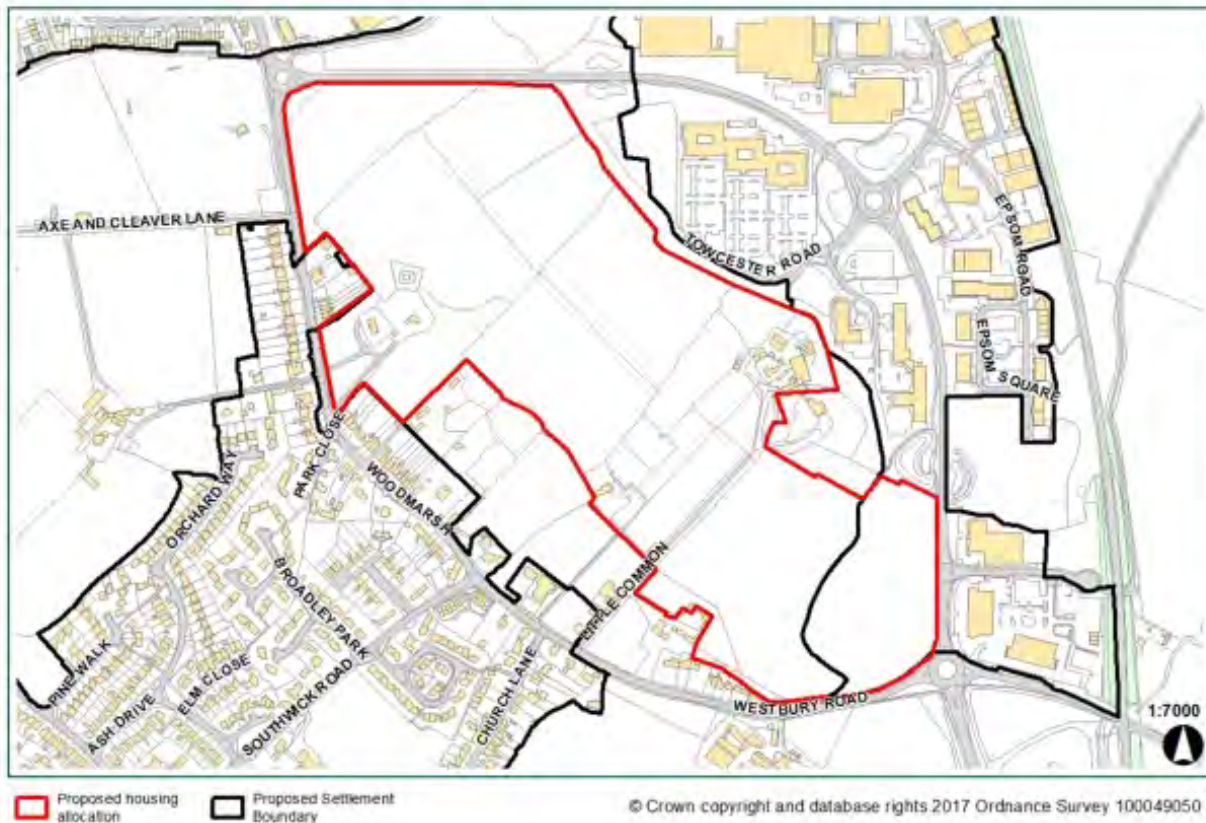
Figure 5.1 Site 263/297 - Elizabeth Way



- 5.23** The site (i.e. combined sites 297 and 263) at Elizabeth Way is sustainably located on the edge of the built framework. Development at this site would extend the built form of the town but would be capable of being integrated into existing development and be well contained within the landscape. Possible effects on protected species (Bechstein's bat), nearby heritage assets and surface water drainage are considered capable of mitigation. Measures to address these issues would reduce dwelling capacity to approximately 205 dwellings. The development would make an important contribution towards the indicative housing requirements in Trowbridge as well as provide affordable housing on site.

Site 298 - Land off the A363 at White Horse Business Park

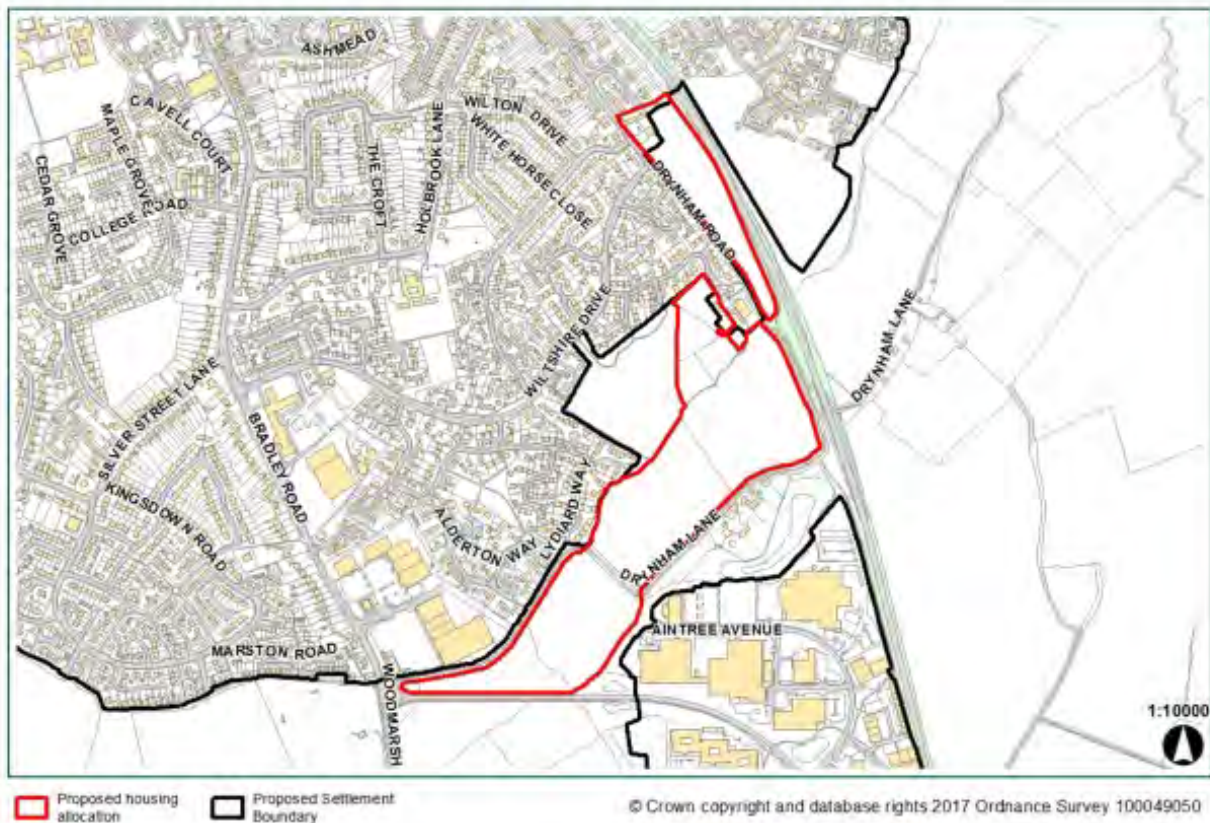
Figure 5.2 Site 298 - Land south / south west of Trowbridge



- 5.24** Land off the A363 at White Horse Business Park is sustainably located on the edge of the built framework to the south of Trowbridge. Development at this site would extend the built form of the town but would be capable of being integrated into existing and planned developments in the local area. Whilst this site is not without constraint, these can be mitigated through on-site measures. As a result an allocation would not involve the whole SHLAA site option and the dwelling capacity would be reduced to approximately 150 dwellings.
- 5.25** Whilst capable of delivering benefits such as affordable housing provision, if comprehensively planned alongside Elm Grove Farm, development could bring about significant benefits to the town including boosting the availability of housing types/tenures; new education capacity; improved public open space and biodiversity gains.

Site 613 - Elm Grove Farm

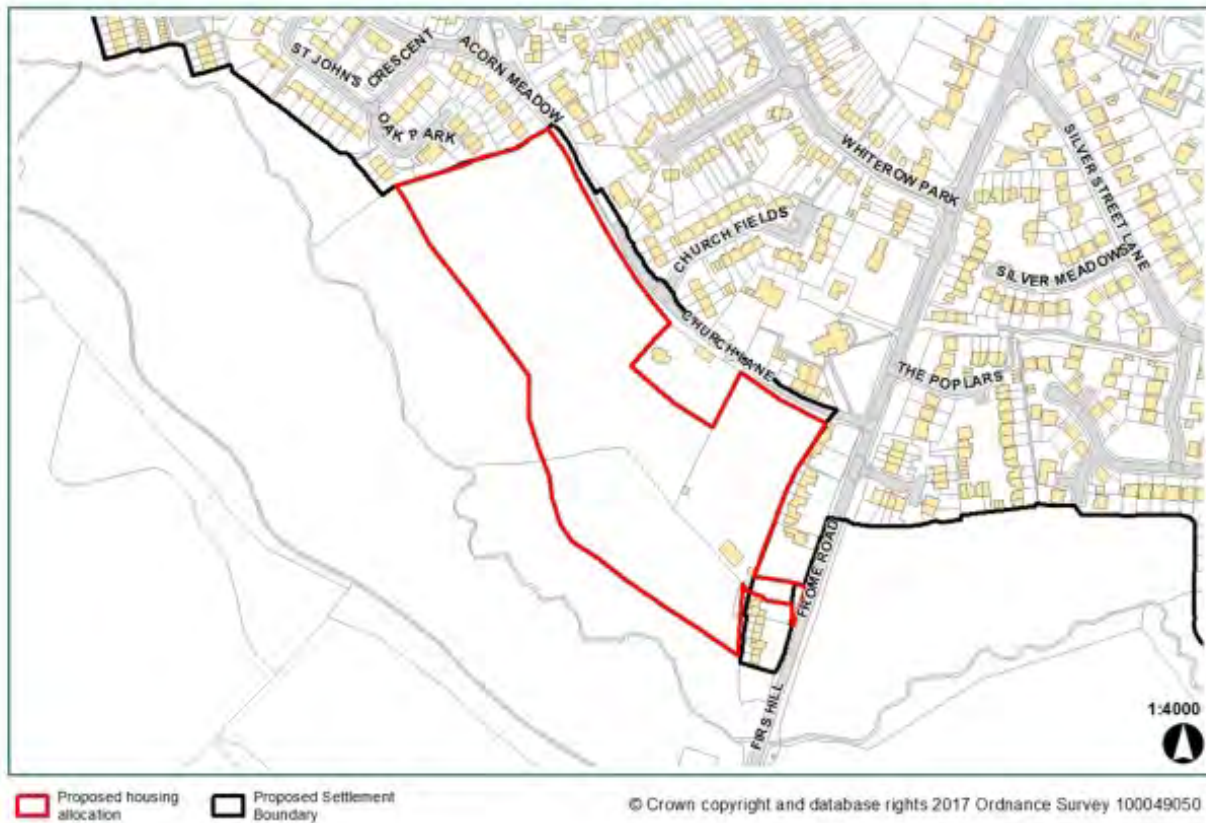
Figure 5.3 Site 613 - Elm Grove Farm



- 5.26** The site is sustainably located on the edge of the built framework to the south of Trowbridge. Development would extend the built form of the town but would be capable of being integrated into existing and planned developments.
- 5.27** Notwithstanding concerns related to potential impacts on heritage assets, it is considered that this and other environmental constraints can be mitigated through on site measures. As a result an allocation would not involve the whole SHLAA site option. Nevertheless, an allocation would be large enough to allow provision of a new primary school on the site and to and the site capacity would be reduced to approximately 200 dwellings.
- 5.28** Development of this site alone and in combination with land off the A363 at White Horse Business Park would provide significant, strategically placed open space and green infrastructure to mitigate any harmful impacts on the setting of heritage assets as well as a significant level of affordable housing.

Site 1021 - Land adjacent to Church Lane

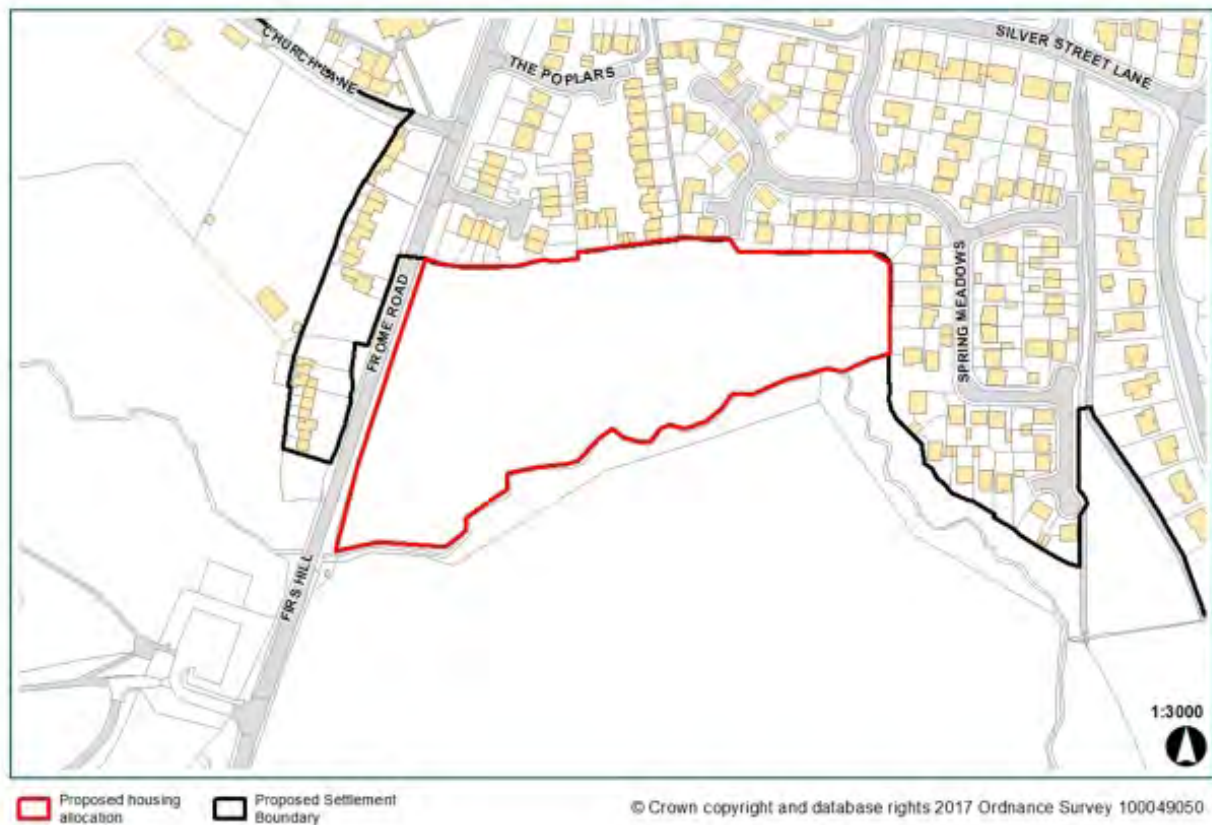
Figure 5.4 Site 1021 - Land adjacent to Church Lane



5.29 The site is sustainably located on the edge of the built framework. Development at this site would extend the built form of the town. But, if sensitively planned to include screening and surface water attenuation measures, the site would be capable of being integrated into existing development. In order to achieve a suitable layout and deliver mitigation measures to address environmental constraints, the net developable area would be reduced resulting in a site capacity of approximately 45 dwellings. Benefits associated with the development of this site include affordable housing provision and biodiversity gains.

Site 3260 - Land at Upper Studley

Figure 5.5 Site 3260 - Land at Upper Studley



- 5.30** The site is sustainably located on the edge of the built framework. Development at this site would extend the built form of the town. But if sensitively planned to include screening and surface water attenuation measures, the site would be capable of being integrated into existing development. In order to achieve a suitable layout and deliver mitigation measures, the net developable area would need to be reduced resulting in a site capacity of approximately 20 dwellings.
- 5.31** The overall benefits of allocating this site for development would be considered to be good given the scope for affordable housing on the site as well as biodiversity gains.

Site 3565 - Land east of the A261 at Southwick Court

Figure 5.6 Site 3565 - Land east of the A261 at Southwick Court



- 5.32** The site is sustainably located on the edge of the built framework. Development at this site would extend the built form of the town. But if sensitively planned the site would be capable of being integrated into existing development. Plans should include mitigation measures in relation to screening, surface water attenuation/flood risk control measures, protection of heritage assets and biodiversity, as well as any further measures highlighted through the planning application process. To achieve a suitable layout and deliver appropriate mitigation measures, the net developable area would need to be reduced which would result in site capacity of approximately 180 dwellings.
- 5.33** This site could deliver substantial benefits through provision of a wide range of housing types including affordable housing provision, together with opportunities for biodiversity enhancement.
- 5.34** **Appendix B** highlights the preferred sites identified for allocation.

6. Outcome of the Trowbridge Community Area Remainder site selection process

Overview

- 6.1 This section summarises the outcome of the site selection process for Trowbridge Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽¹⁴⁾.
- 6.2 The decisions taken after each stage of the process for Trowbridge Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3 The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for the Trowbridge Community Area Remainder. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4 As recognised in paragraph 2.10 above, *Table 2.2* demonstrates that the indicative residual requirement for the Trowbridge Community Area Remainder to be delivered during the Plan period has been met.
- 6.5 Therefore, the Plan will not need to allocate additional land within the Trowbridge Community Area Remainder and the site selection process ends after Stage 1.

14 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

7. Conclusions

Trowbridge

7.1 There is an indicative residual housing requirement of 2,020 dwellings at Trowbridge. *Table 7.1* below lists the six preferred sites that have been identified for allocation.

Table 7.1 Preferred sites identified for allocation for Trowbridge

SHLAA ref	Site name	Capacity
Site 263/ 297	Elizabeth Way (two sites to be allocated together)	205
Site 298	Land off A363 at White Horse Business Park	150
Site 613/ 248	Elm Grove Farm	200
Site 1021	Church Lane	45
Site 3260	Upper Studley	20
Site 3565	Southwick Court	180
TOTAL:		800

Trowbridge Community Area Remainder

7.2 There is no indicative residual requirement for the Trowbridge Community Area Remainder to be delivered during the Plan period. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within Trowbridge Community Area Remainder and the site selection process ends after Stage 1.

Settlement Boundary Review

7.3 The Plan has reviewed the settlement boundaries of the following settlements within the Trowbridge Community Area:

- Trowbridge
- Hilperton
- North Bradley, and
- Southwick

7.4 No settlements in the Trowbridge Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

Appendix A: Proposals for revised settlement boundaries

Trowbridge
Proposals for Revised Settlement Boundaries

SettlementBoundaryReview_PreSubmission
Existing settlement boundary

Trowbridge

A.1 The preceding map of Trowbridge illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁵⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Trowbridge Settlement Boundary.

Map Grid Reference ⁽¹⁶⁾	Proposed Amendment
H10, G10	Amend boundary to follow curtilages of properties.
G9, G10	Amend boundary to remove area more closely related to the countryside.
F9 (S)	Amend boundary to include area of built residential development closely related to the settlement.
F9 (W), E9, F8, F7	Amend boundary to follow defined physical features – curtilages of properties and to remove area of land more closely related to the countryside.
F6 (S)	Amend boundary to exclude area of land more closely related to the countryside.
E6, F6, F5	Amend boundary to follow the settlement side of the road, excluding the road.
G6 (NW)	Amend boundary to include area of built development physically related to the settlement.
G6 (C)	Amend boundary to include curtilages of properties physically related to the settlement.
G6 (E)	Amend boundary to follow defined physical features – curtilages of properties.
H6, H5, H4 (S)	Amend boundary to follow curtilages of properties on the settlement side of the railway line.
I4, I3, H3	Amend boundary to exclude area of land more closely related to the countryside.
H3, H2	Amend boundary to follow curtilages of properties on the settlement side of the railway line.
I2 (W)	Amend boundary to include built residential and community facility development closely related to the settlement.

15 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

16 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

I2	Amend boundary to follow but not include clearly defined physical features - the road.
I3	Amend boundary to follow but not include clearly defined physical features - the canal.
I3 (S), J4	Amend boundary to follow settlement side of road and curtilages of properties.
J5	Amend boundary to include curtilages of properties physically related to the settlement.
K5	Amend boundary to follow defined physical features – curtilages of properties.
L5	Amend boundary to exclude area more closely related to the countryside.
L5, M4, M5	Amend boundary to follow defined physical features – curtilages of properties.
L6 (N)	Amend boundary to exclude recreational land at the edge of the settlement.
L6 (C)	Amend boundary to include area of built residential development physically related to the settlement.
K7, L7	Amend boundary to include area of built residential development physically related to the settlement.
J7, J8	Amend boundary to include area of built residential development physically related to the settlement.
J8, I8	Amend boundary to include area of built residential development physically related to the settlement.
I8	Amend boundary to include built residential development physically related to the settlement.
I9	Amend boundary to include built residential development physically related to the settlement.
I9 (S)	Amend boundary to exclude area more closely related to the countryside.
I10, I11, J11, J10, J9	Amend boundary to include area of built employment development physically related to the settlement.

**Hilperton
Proposals for Revised Settlement Boundaries**

Page 896

SettlementBoundaryReview_PreSubmission
Existing settlement boundary

Hilperton

A.2 The preceding map of Hilperton illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁷⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed Amendments to Hilperton Settlement Boundary

Map Grid Reference ⁽¹⁸⁾	Proposed Amendments
L10	Amend to include built residential development including curtilages of properties and to follow clearly defined physical features.
K10	Amend boundary to be drawn on the settlement side of the road to exclude the road.
K9	Amend boundary to include built community facility development that is physically related to the settlement.
K8	Amend boundary to include built residential development that is physically related to the settlement.
K7, K8	Amend boundary to exclude recreational space at the edge of the settlement.
I6	Amend boundary to exclude area more closely related to the countryside.
H6, H7	Amend boundary to include built residential development and curtilages of properties that are more closely related to the built form of the settlement and do not have the capacity to substantially extend the built form of the settlement.
G7, F7	Amend boundary to exclude curtilage of property with the capacity to extend the built form of the settlement and that relates more closely to the countryside. Also to follow the settlement side of the road, excluding the road.
E5, F4	Amend boundary to include built employment development and to follow clearly defined physical feature.
F3, G3, F4	Amend boundary to include built residential development that physically relates to the settlement.
G4, H4	Amend boundary to include built residential development that physically relates to the settlement.
H4, H5, I5	Amend boundary to include built residential development that physically relates to the settlement.
L7	Amend boundary to include built residential development that physically relates to the settlement.

17 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

18 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

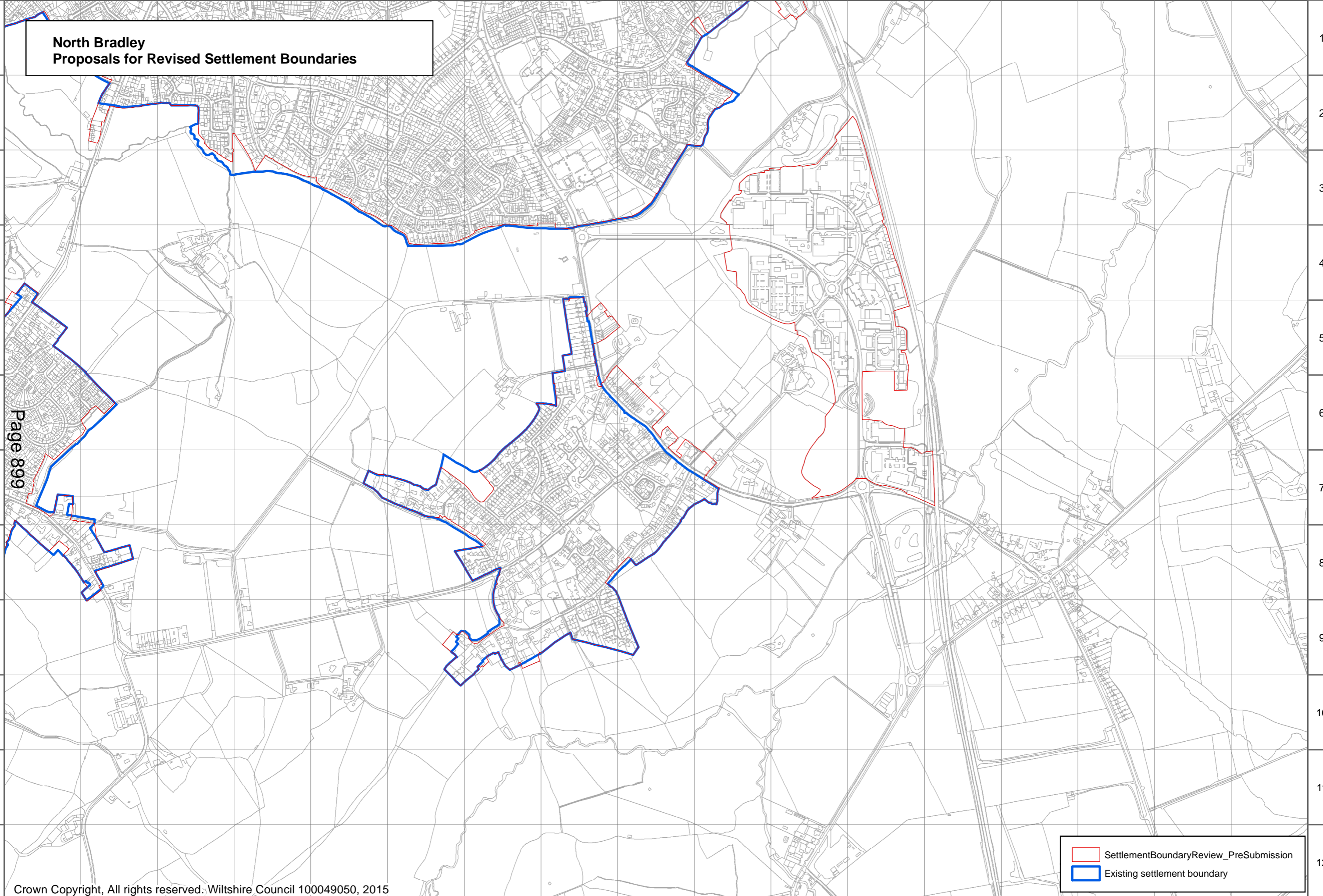
L7 (S)	Amend boundary to include built community facility development physically related to the settlement.
L8	Amend boundary to include built residential development that physically relates to the settlement.
N9, O8	Amend boundary to include built residential development physically related to the settlement.
M9, N9	Amend boundary to exclude curtilages of properties that have the capacity to extend the built form of the settlement.
O10, N10 (E)	Amend boundary to follow clearly defined physical feature.
N10, M10 (E)	Amend boundary to include area of built residential development that physically relates to the settlement.
M10	Amend boundary to remove area of land more closely related to the countryside.
L10 (N)	Amend boundary to follow clearly defined physical features and to include built residential development and curtilages which relate to the settlement.

A B C D E F G H I J K L M N O P Q



1
2
3
4
5
6
7
8
9
10
11
12

1
2
3
4
5
6
7
8
9
10
11
12

**North Bradley
Proposals for Revised Settlement Boundaries**



Page 899

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

A B C D E F G H I J K L M N O P Q

North Bradley

A.3 The preceding map of North Bradley illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁹⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed Amendments to North Bradley Settlement Boundary



Map Grid Reference ⁽²⁰⁾	Proposed Amendments
G9 (N)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G8, F8, F7 (S)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
F7, G7	Amend boundary to exclude area of land more closely related to the open countryside.
H5	Amend boundary to include area of built residential development physically related to the settlement.
H6, I6	Amend boundary to include area of built residential development physically related to the settlement.
I6 (SE), J7	Amend boundary to include area of built residential and community facilities development physically related to the settlement.
I8, H8	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G9 (SE)	Amend boundary to include built residential development and curtilages of properties with limited capacity to extend the built form of the settlement.
G9 (SW)	Amend boundary to include built residential development that physically relate to the settlement.
F9	Amend boundary to include curtilage that closely relates to the settlement.

19 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

20 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

**Southwick
Proposals for Revised Settlement Boundaries**

Page 901

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

Southwick

A.4 The preceding map of Southwick illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.4* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²¹⁾. The grid reference numbers are those used on the map overleaf.

Table A.4 Proposed Amendments to Southwick Settlement Boundary

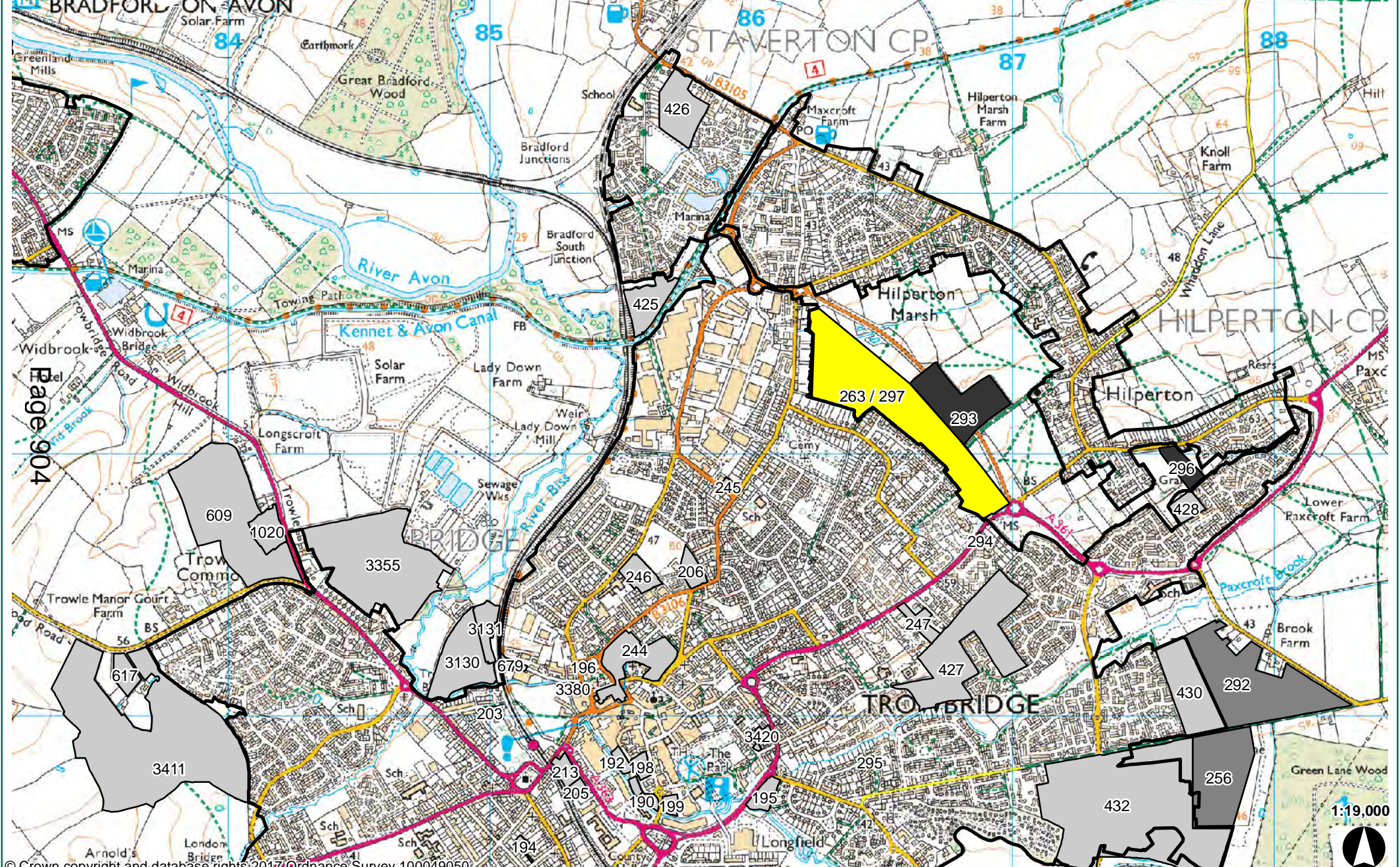
Map Grid Reference ⁽²²⁾	Proposed Amendments
G8, F8	Amendment to take into account built residential development and curtilages which relate more closely to the built form of the settlement.
F7, G7, H6	Amendment to take into account built development and curtilages that relate more closely to the built form of the settlement.
H6	Amendment to take into account built development and curtilages that have limited capacity to extend the built form of the settlement.
J4	Amendment to take into account built residential development physically related to the settlement.
K6, J6, J7	Amendment to follow clearly defined physical features.
J7 (E)	Amend boundary to include curtilage of property that has limited capacity to extend the built form of the settlement.
J8	Amendment to remove area of land more closely related to the settlement.

21 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

22 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

Appendix B: SHLAA sites considered during the site selection process

Trowbridge (north)



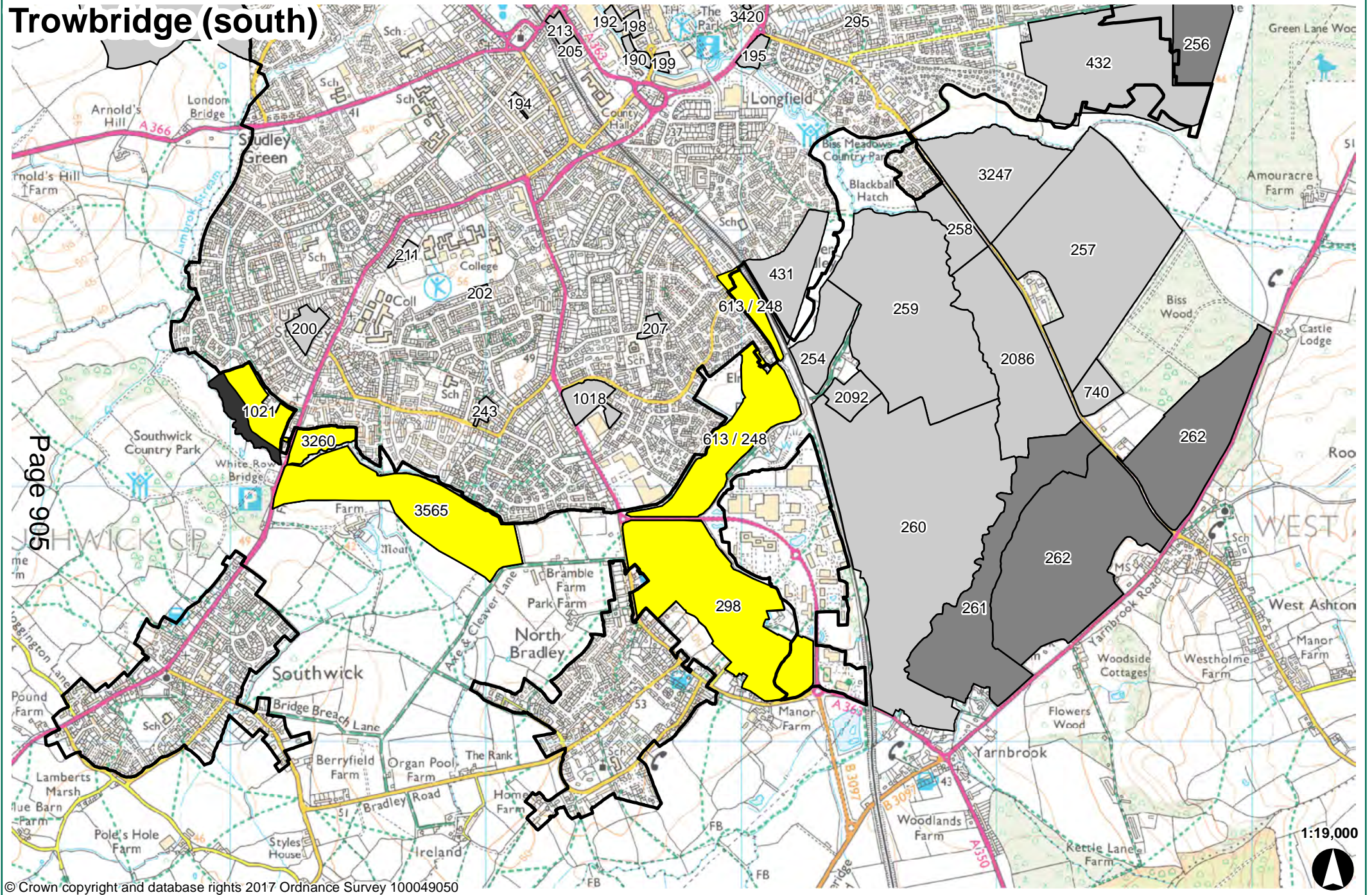
Page 904

1:19,000



- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Trowbridge (south)



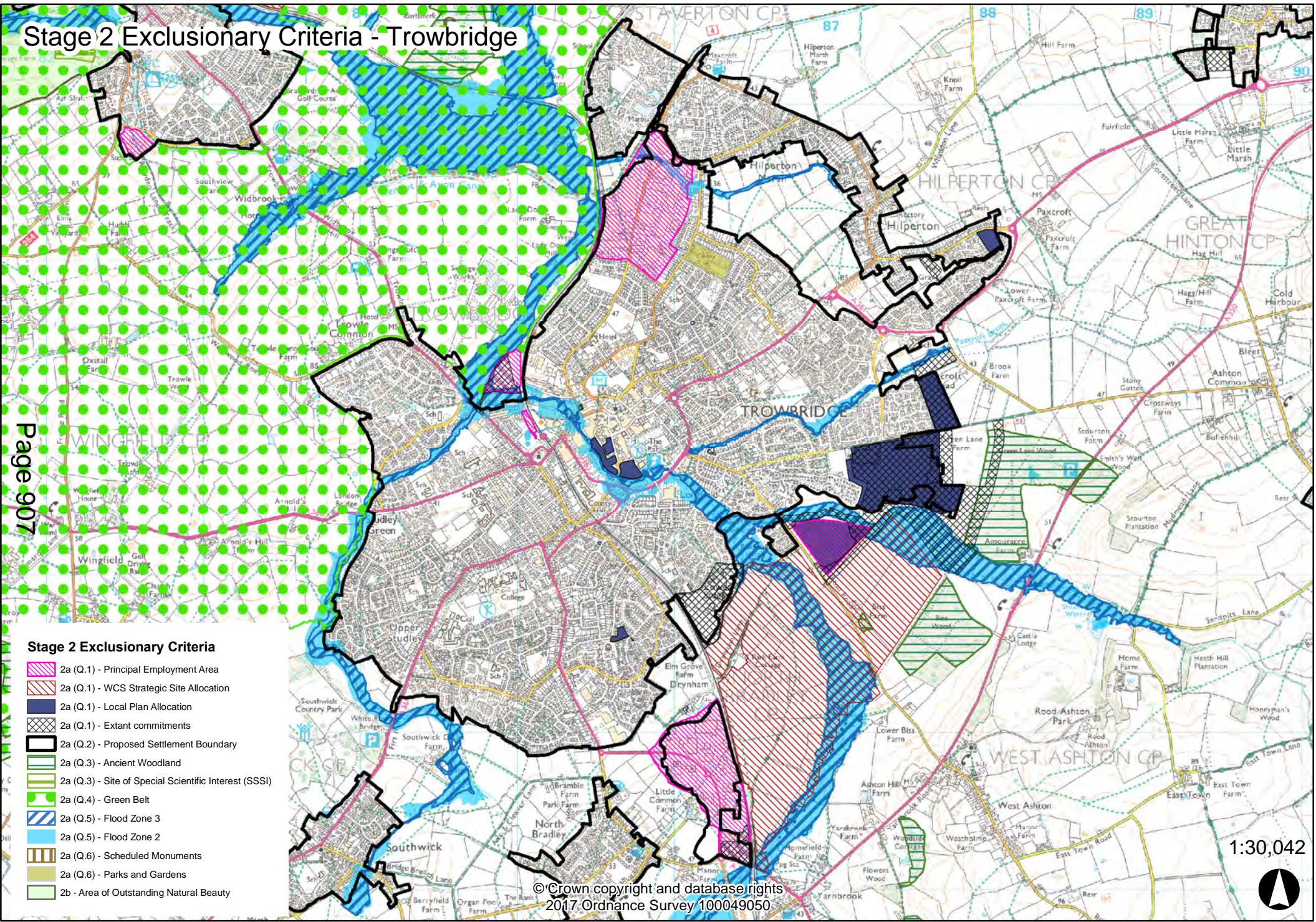
© Crown copyright and database rights 2017 Ordnance Survey 100049050














- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Appendix C: Exclusionary criteria considered at Stage 2a of the site selection process

Stage 2 Exclusionary Criteria - Trowbridge

Page 907



- Stage 2 Exclusionary Criteria**
-  2a (Q.1) - Principal Employment Area
 -  2a (Q.1) - WCS Strategic Site Allocation
 -  2a (Q.1) - Local Plan Allocation
 -  2a (Q.1) - Extant commitments
 -  2a (Q.2) - Proposed Settlement Boundary
 -  2a (Q.3) - Ancient Woodland
 -  2a (Q.3) - Site of Special Scientific Interest (SSSI)
 -  2a (Q.4) - Green Belt
 -  2a (Q.5) - Flood Zone 3
 -  2a (Q.5) - Flood Zone 2
 -  2a (Q.6) - Scheduled Monuments
 -  2a (Q.6) - Parks and Gardens
 -  2b - Area of Outstanding Natural Beauty

© Crown copyright and database rights
2017 Ordnance Survey 100049050

1:30,042



Appendix D: Assessment criteria and output from Stage 2a of the site selection process

Table D.1 Stage 2a colour grading

Red	Green
Absolute exclusionary criteria associated with this site. Exclude this site from further appraisal.	Site has the potential to be suitable for allocation for residential development. Continue with discretionary appraisal.

Table D.2 Stage 2a exclusionary questions

Exclusionary questions
1. Is the SHLAA site fully or partly a commitment? Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?
2. Is the site fully or partly within the settlement boundary ⁽²³⁾ ?
3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)?
4. Is the site fully or partly within green belt?
5. Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)?

23 The approach to site selection and the relationship with the settlement boundary, both adopted and emerging, is described in Topic Paper 2: Site Selection Methodology

Table D.3 Stage 2a assessment for Trowbridge

Area of search: Trowbridge													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria ⁽²⁴⁾						Remaining developable site capacity	Land available? Y/N ⁽²⁵⁾	Land developable? Y/N ⁽²⁶⁾	Consideration	Recommendation (take forward/remove)
			1	2	3	4	5	6					
Trowbridge													
190	Car park	8	Y								Committed or completed and remaining capacity only 2 dwellings.	Remove	
191	Former premises of Tremans	6	Y								Committed or completed	Remove	
192	Meadows works	11	Y								Committed or completed	Remove	
194	Rear of 19-20	6	Y								Committed or completed.	Remove	
195	Ashton Mills	22	N	Y							Within settlement boundary, remove from further consideration	Remove	
196	Car park and buildings	3	Y								Committed or completed.	Remove	
198	Land and buildings	12	N	Y							Ruled out as within the settlement boundary.	Remove	

26 Y = Yes, N = No, U = Unknown (Red), M = In multiple ownership (Red), U = Unknown (Red), M = In multiple ownership (Red), U = Unknown (Red), M = In multiple ownership (Red), U = Unknown (Red)

25 Y = Yes, N = No, U = Unknown (Red), M = In multiple ownership (Red), U = Unknown (Red), M = In multiple ownership (Red), U = Unknown (Red)

24 Y = Yes, N = No, U = Unknown (Red), M = In multiple ownership (Red), U = Unknown (Red), M = In multiple ownership (Red), U = Unknown (Red)

Area of search: Trowbridge											
199	Former Tesco store	10	N	Y						Within settlement boundary, remove from further consideration	Remove
200	Trowbridge Garden Centre	40	N	Y						Ruled out as within the settlement boundary.	Remove
202	Car park	8	Y							Committed or completed.	Remove
203	Innox Hall	8	N	Y						Ruled out as within the settlement boundary	Remove
205	Old regal cinema	8	Y							Committed or completed.	Remove
206	The Shaw Trust Garden Centre	22	N	Y						Ruled out as within the settlement boundary.	Remove
207	Adj Holbrook Primary School	14	Y							Completed or committed	Remove
211	Land rear of 95-133	11	Y							Committed and completed	Remove
213	Former Wincanton Logistics site	17	Y							Fully or partially completed or committed, remaining developable capacity less than 5 dwellings	Remove
243	Back gardens r/o 50-34	13	Y							Completed or committed.	Remove

Area of search: Trowbridge												
244	Ushers Brewery	86	Y	Y							Partially committed or completed and within settlement boundary.	Remove
245	37 The Down	6	Y	Y							Committed or completed and remaining capacity only 2 dwellings.	Remove
246	Land adjoining Trowbridge Community Hospital	31	N	Y							Ruled out as within the settlement boundary	Remove
247	The Stables	21	N	Y							Ruled out as within the settlement boundary.	Remove
248	Drynam Road	53	P	N	N	N	N	N	51	Y	Partially committed or completed. Remainder of the site does not meet exclusionary criteria, carry forward for further assessment. To be merged with SHLAA site 613. ⁽²⁷⁾	Take forward
254	Land north of Drynam Lane	123	Y								Part of the Core Strategy strategic allocation south west of Trowbridge	Remove
256	Land south of Green Lane	167	P	N	N	N	N	N	102	Y	Partially committed or completed but the capacity has been altered to reflect this.	Take forward

27 Site 248 and site 613 were consolidated as the result of a land acquisition process.

Area of search: Trowbridge														
257	Land north of West Ashton road	546	Y									Committed or completed	Remove	
258	Land south of Barley Rise	89	Y									Part of the Core Strategy strategic allocation south west of Trowbridge	Remove	
259	Land at Drynham Farm	512	Y									Part of the Core Strategy strategic allocation south west of Trowbridge	Remove	
260	Land north of Yarnbrook	851	Y									Part of the Core Strategy strategic allocation south west of Trowbridge	Remove	
261	Land at Lower Biss Farm	318	N	N	N	N	N	N	P	N	155	Y	Partially within the flood zone 3 but the capacity has been altered to reflect this.	Take forward
262	Land west of Yarnbrook Road	747	N	N	N	N	N	N	P	N	743	Y	The northern edge of the site borders flood zone 3 but the capacity has been altered to reflect this.	Take forward
263	Land at Elizabeth Way	212	N	N	N	N	N	N	P	N	204	Y	Partially within the flood zone 3 but the capacity has been altered to reflect this. Adjacent to SHLAA site 297.	Take forward

Area of search: Trowbridge														
292	Land north of Green Lane	170	N	N	N	N	N	N	N	136	Y	Y	Does not meet exclusionary criteria, take forward for further assessment	Take forward
293	Land to the east of Elizabeth Way (formerly 'Land at Hilperton Gap')	121	N	N	N	N	N	N	N	121	Y	Y	Does not meet exclusionary criteria, carry forward for further assessment	Take forward
294	Land adjoining 115A Hilperton Road	4											Ruled out as capacity less than 5 dwellings	Remove
295	Former tennis courts, Clarendon Road	4											Ruled out as capacity less than 5 dwellings	Remove
296	Land south of Devizes Road	29	Y										Committed.	Remove
297	Land to east of Wyke Road	51	N	N	N	N	N	N	N	51	Y	Y	Does not meet exclusionary criteria, take forward for further assessment. Adjacent to SHLAA site 263.	Take forward

Area of search: Trowbridge														
298	Land south of White Horse Business Park	379	P	N	N	N	N	N	N	338	Y	Y	Partially committed or completed but the capacity has been altered to reflect this.	Take forward
425	Staverton Triangle	54	N	Y	N	N	N	P	N	46	Y	N	The northern boundary of the site comprises flood zone 3 making vehicular access to the site uncertain. Capacity has been altered to reflect this constraint.	Remove
426	New terrace	78	Y										Committed or completed.	Remove
427	Land north of	156	Y										Committed or completed and remaining capacity only 2 dwellings.	Remove
428	Land south of	23	Y										Committed or completed.	Remove
430	Land north of Green Lane	114	Y										Partially committed or completed and remaining capacity is only 2 dwellings	Remove
431	Land at Southview	159	Y										Committed or completed.	Remove
432	Land south	384	Y										Part of the Core Strategy strategic allocation	Remove
609	Manor Farm	191	N	N	N	N	Y						Green Belt	Remove

Area of search: Trowbridge														
613	Land off A363 at White Horse Business Park	180		N	N	N	N	N	N	180	Y	Y	Does not meet exclusionary criteria, carry forward for further assessment. To be merged with SHLAA site 248 ⁽²⁸⁾	Take forward
617	Field to the north of the Malt House	26		N	N	Y							Green Belt.	Remove
679	Riverway Ltd	10		N	Y								Site within settlement boundary, remove from further consideration	Remove
740	Land north of West Ashton Road	55		N	N	N	N	N	N	55	U		Does not meet exclusionary criteria, land availability unknown, remove from further consideration	Remove
1018	District Council offices	55		N	Y								Ruled out as within the settlement boundary	Remove
1020	Old Manor Hotel	38		N	N	Y							Green Belt.	Remove
1021	Land adjacent Church Lane	133		N	N	N	N	P	N	95	Y	Y	Partially within the flood zone 3 but the capacity has been altered to reflect this.	Take forward

28 Site 248 and site 613 were consolidated as the result of a land acquisition process, and given the name Elm Grove Farm.

Area of search: Trowbridge													
2086	Land south of West Ashton Road	286	Y									Part of the Core Strategy strategic allocation south west of Trowbridge	Remove
2092	South/South West of Trowbridge (housing)	54	Y									Committed.	Remove
3130	Land at Bradford Road	107	P	N	N	Y						Partly committed or completed. Green Belt.	Remove
3131	Land adjoining Innox Rd development	32	Y									Committed or completed and remaining capacity only 2 dwellings.	Remove
3247	Land at Biss Farm	210	Y									Part of the Core Strategy strategic allocation south west of Trowbridge	Remove
3260	Land at Upper Studley	52	N	N	N	N	P	N	44	Y	Y	Partially within the flood zone 3 but the capacity has been altered to reflect this.	Take forward
3355	Land north east of Cock Hill Rd	215	N	N	N	Y						Green Belt.	Remove
3380	Langmans, Hill Street/ Riverway	7	N	Y								Within settlement boundary, remove from further consideration	Remove

Area of search: Trowbridge											
3411	Manor Court Farm	391	N	N	N	Y				Green Belt	Remove
3420	McDonoghs Court, Polebarn Road	8	N	Y						Within settlement boundary	Remove
3565	Land east of A361 at Southwick Court	273	N	N	N	P	N	237	Y	Site partially within flood zone 2/3 but the capacity has been altered to reflect this. Exclusionary criteria not met, take forward for further consideration	Take forward

Table D.4 SHLAA sites considered at Stage 2a at Trowbridge

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Trowbridge	190, 191, 192, 194, 195, 196, 198, 199, 200, 202, 203, 205, 206, 207, 211, 213, 243, 244, 245, 246, 247, 254, 257, 258, 259, 260, 294, 295, 296, 425, 426, 427, 428, 430, 431, 432, 609, 617, 679, 740, 1018, 1020, 2086, 2092, 3130, 3131, 3247, 3355, 3380, 3411, 3420	256, 261, 262, 263, 292, 293, 297, 298, 613 (inc 248), 1021, 3260, 3565

Appendix E: Assessment criteria and output from Stage 2b of the site selection process

- E.1** There is no Stage 2b assessment for Trowbridge Community Area Remainder because the Large Villages in this community area were removed from areas of search at Stage 1.

Appendix F: Assessment criteria and output from Stage 3 of the site selection process

Table F:1 Stage 3 colour grading⁽²⁹⁾

Significant effect	Minor effect	Neutral effect	Uncertain effect	Minor effect	Significant effect
<p>Major adverse effect (---)</p> <p>Site/Option likely to have a significant major adverse effect on the objective with no satisfactory mitigation possible. Site may be inappropriate for housing development</p>	<p>Moderate adverse effect (--)</p> <p>Site/Option likely to have a significant moderate adverse effect on the objective with difficult or problematic mitigation</p>	<p>Neutral or no effect (0)</p> <p>On balance, site/option likely to have a neutral effect on the objective or no effect on the objective</p>	<p>Uncertain effect (?)</p> <p>Effect is uncertain and further information is required to establish potential effects</p>	<p>Minor positive effect (+)</p> <p>Site/Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result</p>	<p>Moderate positive effect (++)</p> <p>Site/Option likely to have a significant moderate positive effect on the objective with substantial improvements likely in the area</p>
	<p>Minor adverse effect (-)</p> <p>Site/Option likely to have a minor adverse effect on the objective because mitigation measures are achievable to reduce the significance of effects</p>				<p>Major positive effect (+++)</p> <p>Option likely to have a significant major positive effect on the objective as it would significantly help resolve an existing issue or maximise opportunities</p>

29 See Wiltshire Council (June 2017), *Topic Paper 2: Site Selection Process Methodology* for how to apply the Sustainability Appraisal (SA) scoring.

Table F.2 Stage 3 Sustainability Appraisal objectives

Sustainability Appraisal objectives	
1	Protect and enhance all biodiversity and geological features and avoid irreversible losses
2	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings
3	Use and manage water resources in a sustainable manner
4	Improve air quality throughout Wiltshire and minimise all sources of environmental pollution
5	Minimise our impacts on climate change and reduce our vulnerability to future climate change effects
6	Protect, maintain and enhance the historic environment
7	Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place
8	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures
9	Reduce poverty and deprivation and promote more inclusive and self-contained communities
10	Reduce the need to travel and promote more sustainable transport choices.
11	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
12	Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Table F.3 Stage 3 scoring summary chart for Trowbridge

Area of search: Trowbridge		Site Capacity	SA Objectives												Is site proposed for Stage 4?	
SHLAA Site Ref	Site Name		1	2	3	4	5a	5b	6	7	8	9	10	11		12
Trowbridge																
256	Land south of Green Lane	c.167	---	-	-	-	-	-	-	++	--	-	-	+	+	No
261	Land at Lower Biss Farm	c.155	---	--	-	--	-	-	--	++	--	-	--	+	+	No
262	Land west of Yarnbrook Road (A350)	c.747	---	--	-	--	-	-	--	+++	--	-	--	++	+	No
263	Elizabeth Way (formerly 'Land at 'Hilperton Gap'')	c.212	--	--	-	-	-	-	-	+++	--	-	-	++	+	Yes
292	Land north of Green Lane	c.155 (c.250 overall)	---	-	-	-	-	-	-	++	--	-	-	+	+	No
293	Land to the east of Elizabeth Way (formerly 'Land at 'Hilperton Gap'')	c.121	--	--	-	-	-	-	--	++	--	-	-	+	+	Yes
297	Elizabeth Way (formerly 'Land to the east of Wyke Road')	c.51	--	-	-	-	-	-	-	+	--	-	-	+	+	Yes
298	Land south of White Horse Business Park	c.338	--	--	-	-	-	-	-	+++	--	-	--	+++	+	Yes
613/248	Elm Grove Farm	c.274	--	-	-	-	-	-	-	+++	--	-	-	++	+	Yes

Area of search: Trowbridge																				
1021	Land adjacent to Church Lane	c.95	--	-	-	-	-	-	-	-	-	-	--	-	+	--	+	+	+	Yes
3260	Land at Upper Studley	c.52	--	-	-	-	-	-	-	-	-	-	--	-	+	--	+	+	+	Yes
3565	Land east of the A261 at Southwick Court	c.280	--	-	-	-	-	-	-	-	-	-	--	-	+++	--	++	+	+	Yes

Table F.4

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 613 - Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site 248)</p>
<p>Site Overview</p> <p>This site option is located in the town of Trowbridge. With an area of 14.95ha, the site has a capacity for approximately 274 dwellings; however, mitigation measures could reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified in relation to this site.</p> <p>Two moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). The site is located on the edge of the town, with good access to local/town centre services and facilities by walking/cycling and buses. However, other than a single class expansion at North Bradley Primary School, there is no easy solution to providing additional primary school places in this area. The railway line is also a potential barrier to accessing schools planned for Ashton Park[1]. The existing secondary schools in Trowbridge will likely all reach capacity by 2020 and, in view of the size of the expected developments in and around Trowbridge, another secondary school site will need to be identified. Mitigation will also be required to improve patient capacity at GP surgeries (SA Obj. 9).</p> <p>The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated. Existing foul sewerage infrastructure crosses the site and statutory easements would therefore need to be sought (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate <i>inter alia</i> to noise, dust and lighting. A Noise Impact Assessment should be undertaken (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and / or ordinary watercourses. That said, the land is reported to be prone to surface water ponding/flooding. A Flood Risk Assessment would be required and the feasibility of utilising Sustainable Drainage Systems should be investigated (SA Obj. 5b).</p> <p>Minor adverse effects have also been identified as although development of the site should not adversely affect designated heritage assets, the setting of Grade II Drynham Lane Farmhouse would need careful consideration in the design of the development and a Heritage Impact Assessment would be required. Archaeological potential of the site is medium and therefore an archaeological assessment would be required (SA Obj. 6). Whilst the loss of greenfield land would alter the character and appearance of the site and introduce a moderate urbanising effect to the</p>

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 613 - Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site 248)</p>
<p>south-west Trowbridge, such impacts would be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). The site is sustainably located on the edge of the town, with access to local/town centre services and facilities. However, residents would be likely to use private vehicles to access services further afield (SA Obj. 10).</p> <p>The assessment has also identified one major positive effect. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). A moderate positive effect is assessed as development of the site for housing could contribute substantially to the local economy through use of local shops and services (SA Obj. 11), and the generation of direct and indirect construction employment could result in a minor positive effect.</p> <p>Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.</p>

Table F.5

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 261 – Land at Lower Biss Farm</p>
<p>Site Overview</p> <p>This site option is located in the town of Trowbridge. With an area of 21.21ha, the site has a capacity for approximately 155 dwellings in total; although mitigation measures could reduce this number.</p>
<p>Assessment Results</p> <p>One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment. Due to the proximity of the site to Biss Wood/Green Lane Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that the site would be suitable for housing development (SA Obj. 1).</p> <p>Six moderate adverse effects have been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land. Drainage, flood risk and potential impacts on nearby habitats/protected species such as Biss Wood/Green Lane Woods, would significantly limit the site's suitability for housing development. The site is considered to be isolated within a countryside location to the north-east of the small village of Yarnbrook (SA Obj. 2). The site is not within a</p>

Sustainability Appraisal - Summary of Assessment

Site 261 – Land at Lower Biss Farm

designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting. Furthermore, the site is located over 4km away from key services which will result in an increase local commuter traffic, which may impact on local air quality. Due to the size of the development and its location, this site is considered to have a moderate adverse effect on air quality (SA Obj. 4). The site is located within Flood Zones 1, 2 and 3 associated with the River Biss. As such, the development of the site for housing could exacerbate the risk of fluvial flooding from main river and/or ordinary watercourses/ditches downstream. Any subsequent development proposal would need to incorporate significant stand-offs to watercourses, as well as flood alleviation measures. A Flood Risk Assessment would be required (SA Obj. 5b).

Moderate adverse effects have also been identified as development of the site would alter the character and appearance of the site/immediate area and have an urbanising effect on Yarnbrook. The site is isolated and would extend into open countryside (SA Obj. 7). There is a capacity shortfall at both primary and secondary schools and in health care facilities locally and development of this site would significantly increase pressure on these facilities; a new primary and secondary school would be required (SA Obj. 9). Whilst the site would be located to the south of the proposed Ashton Park site, connectivity to existing and planned local services/facilities would be potentially curtailed by severance issues associated with the proposed Yarnbrook and West Ashton Relief Road (SA Obj. 10).

The assessment has identified three minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site has low sensitivity in terms of historic landscape character. Archaeological potential of the site is medium and therefore archaeological assessment would be required (SA Obj. 6).

The assessment has also identified a moderate and two minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing, however it is not considered to be in the most sustainable of locations (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Due to the major adverse effect in relation to the Bath and Bradford on Avon Bats SAC, it is recommended that this site is not considered further in the site selection process.

Table F.6

Sustainability Appraisal - Summary of Assessment

Site 262 – Land west of Yarnbrook Road (A350)

Site Overview

Sustainability Appraisal - Summary of Assessment

Site 262 – Land west of Yarnbrook Road (A350)

This site option is located in the town of Trowbridge. With an area of 49.78ha, the site has capacity for approximately 747 dwellings in total; although mitigation measures could reduce this number.

Assessment Results

One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment. Due to the proximity of the site to Biss Wood/Green Lane Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that the site would be suitable for housing development (SA Obj. 1).

Six moderate adverse effects have been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land. The site is situated to the immediate south-east of the Ashton Park Strategic Site Allocation and therefore any development would need work with the proposals for the Ashton Park development. In addition, the land is planned, in part, to be used for the proposed Yarnbrook and West Ashton Relief Road (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting. Given the size of this development and proximity to the proposed Yarnbrook and West Ashton Relief Road, the development could have adverse local impacts on air quality (SA Obj. 4). The site is located within Flood Zone 1, but abuts Flood Zones 2 and 3. If the site is allocated there would be a need to incorporate significant stand-offs and flood alleviation measures. It is important to ensure that drainage and flood risk issues are fully examined due to the inter-relationship between surface water / fluvial flows that contribute to the overall River Biss catchment. A Flood Risk Assessment would be required (SA Obj. 5b).

Moderate adverse effects have also been identified as development of the site for housing would lead to a permanent loss of greenfield land and generate an urbanising effect in isolation or in combination with the proposals for delivering the Ashton Park Strategic Allocation. It would also have an urbanising effect on the villages of Yarnbrook and West Ashton. Any development proposals would need to set aside significant areas of land to provide an effective stand-off to the River Biss and Biss Wood (SA Obj. 7). There is a capacity shortfall at both primary and secondary schools and in health care facilities locally. Given its size, development of this site would significantly increase pressure on local primary/secondary schools. As such, any additional growth to the south-east of the Town would have to be contingent on the up-front delivery of primary and secondary schools (SA Obj. 9). The development of this site would need to be integrated into the wider Ashton Park Strategic Allocation proposals. Whilst local services/facilities would be potentially accessible by sustainable means, the development of the site in isolation would likely lead to an increase in car-based trips, at least in the short-term unless/until the Ashton Park Strategic Allocation site is built out in line Core Policy 29 of the Wiltshire Core Strategy. In addition, consideration would need to be given to whether the development of the proposed Yarnbrook and West Ashton Relief Road would lead to significant severance issues (SA Obj. 10).

Sustainability Appraisal - Summary of Assessment

Site 262 – Land west of Yarnbrook Road (A350)

The assessment has identified three minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). There are no heritage assets on or adjacent the site, therefore the development of the site would not adversely affect designated heritage assets. The site has medium archaeological potential and therefore archaeological assessment would be required (SA Obj. 6).

The assessment has identified one major positive effect. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). The assessment has also identified one moderate and one minor beneficial effect - development of the site for housing could contribute to the local economy through use of local shops and services resulting in a moderate positive effect (SA Obj. 11) and would have a minor positive effect through the generation of direct and indirect construction employment (SA Obj. 12).

Due to the major adverse effect in relation to the Bath and Bradford on Avon Bats SAC, it is recommended that this site is not considered further in the site selection process.

Table F.7

Sustainability Appraisal - Summary of Assessment

Site 256 – Land south of Green Lane, Trowbridge

Site Overview

This site option is located in the town of Trowbridge. With an area of 7.42ha, the site has a capacity for approximately 167 dwellings; although mitigation measures could reduce this number.

Assessment Results

One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment. Due to the proximity of the site to Biss Wood/Green Lane Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that the site would be suitable for housing development (SA Obj. 1).

Two moderate adverse effects have been identified. The site is located within Flood Zone 1. Records indicate issues with fluvial flooding and surface water ponding in the wider area, associated with the confluence of the River Biss, Paxcroft Brook and Drynham Brook. As such consideration would

Sustainability Appraisal - Summary of Assessment

Site 256 – Land south of Green Lane, Trowbridge

need to be given to the influence that development of this site may have on the wider River Biss catchment. Consideration would be required of the site in relation to long-term development proposals for the Ashton Park Strategic Allocation. Geological/soil conditions may preclude the use of Sustainable Drainage Systems. A flood risk assessment would be required (SA Obj. 5b). There is an urgent need to deliver new primary/secondary school capacity to serve the planned expansion of the town. Primary school places are an essential requirement as space at existing schools is limited. Given the proposed scale of development, further consideration of capacity in local schools and health facilities would need to be taken into account (SA Obj. 9).

The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). There are no heritage assets on or adjacent to the site. However, archaeological potential of the site is medium and therefore archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site / immediate area, including extending the urbanising effect created by the Castlemead development, however such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace / habitat connectivity (SA Obj. 7). The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities. However, the development is likely to result in an increase in car journeys (SA Obj. 10).

The assessment has also identified two moderate beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs (SA Obj. 8) and development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect is identified as development of the site would generate direct and indirect construction employment (SA Obj. 12).

Due to the major adverse effect in relation to the Bath and Bradford on Avon Bats SAC, it is recommended that this site is not considered further in the site selection process.

Table F.8

Sustainability Appraisal - Summary of Assessment

Site 292 – Land north of Green Lane, Trowbridge

Site Overview

Sustainability Appraisal - Summary of Assessment

Site 292 – Land north of Green Lane, Trowbridge

This site option is located in the town of Trowbridge. With an area of 11.35ha, the site has capacity for approximately 250 dwellings overall; although mitigation measures could reduce this number.

Assessment Results

One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment. Due to the proximity of the site to Biss Wood/Green Lane Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that the site would be suitable for housing development (SA Obj. 1).

One moderate adverse effect has been identified. There is an urgent need to deliver new primary/secondary school capacity to serve the planned expansion of the town. Primary school places are an essential requirement as space at existing schools is limited. Given the proposed scale of development, further consideration of capacity in local schools and health facilities would need to be taken into account (SA Obj. 9).

The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. Records indicate issues with fluvial flooding and surface water ponding in the wider area, associated with the confluence of the River Biss, Paxcroft Brook and Drynham Brook. Geological/soil conditions may preclude the use of Sustainable Drainage Systems, however, such measures should be investigated. A Flood Risk Assessment would be required (SA Obj. 5b). Development of the site would not adversely affect designated heritage assets. However, the site has medium archaeological potential and therefore archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site / immediate area, but such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace / habitat connectivity. Any development proposals would need to provide landscaped stand-offs to Green Lane Wood, as well as improve / maintain Green Lane as a hedge-lined bridleway (SA Obj. 7).

The assessment has also identified a moderate and two minor beneficial effects. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities (SA Obj. 10). Minor beneficial

Sustainability Appraisal - Summary of Assessment

Site 292 – Land north of Green Lane, Trowbridge

effects are identified as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Due to the major adverse effect in relation to the Bath and Bradford on Avon Bats SAC, it is recommended that this site is not considered further in the site selection process.

Table F.9

Sustainability Appraisal - Summary of Assessment

Site 297 – Elizabeth Way

Site Overview

This site option is located in the town of Trowbridge. With an area of 2.24ha, this site has a capacity for approximately 51 dwellings; although mitigation measures could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Two moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). The development of land in the 'Hilperton Gap' would add to the pressure on local primary/secondary schools. When considered in combination with the allocated/proposed major urban extension at Ashton Park, there would be a need to provide an additional primary school in the local area before the end of 2017. The pressure to deliver a new secondary school on land at Ashton Park within the Plan period would also be exacerbated. A capacity assessment of local schools and health facilities would need to be undertaken in order to support development proposals, particularly if the allocated urban extension at Ashton Park commences soon (SA Obj. 9).

The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. Consideration will however need to be given

Sustainability Appraisal - Summary of Assessment

Site 297 – Elizabeth Way

to flood risk zones associated with the nearby stream; and the surface water attenuation swales associated with Elizabeth Way. A Flood Risk Assessment would be required. Consideration should also be given to the use of Sustainable Drainage Systems (SA Obj. 5b).

Minor adverse effects have also been identified as the site has medium sensitivity in terms of historic landscape character. The setting of nearby Grade II listed buildings would need to be evaluated through a Heritage Impact Assessment. The site has medium archaeological potential and therefore an archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site/immediate area and add to the urbanising effect created by Elizabeth Way, but such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7). The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities. However, trips to nearby towns would likely involve the use of private car (SA Obj. 10).

The assessment has also identified one moderate and two minor beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs, especially if comprehensively planned with neighbouring SHLAA sites (SA Obj. 8). Minor beneficial effects are identified as development of the site for housing could contribute substantially to the local economy through use of local shops and services (SA Obj. 11) and generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.10

Sustainability Appraisal - Summary of Assessment

Site 263 – Elizabeth Way

Site Overview

This site option is located in the town of Trowbridge. With an area of 14.14ha, this site has a capacity for approximately 212 dwellings; although mitigation measures could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Three moderate adverse effects have been identified. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). Development of the site

Sustainability Appraisal - Summary of Assessment

Site 263 – Elizabeth Way

would result in the inevitable loss of greenfield / agricultural land, some of which may be Grade 3a Best and Most Versatile agricultural land. The site is situated adjacent to greenfield SHLAA sites 297/293 on the eastern edge of the town. As such, any proposals to develop the land for housing would need to consider the setting of existing residential housing stock and connectivity to local services/facilities (SA Obj. 2). The development of land in the 'Hilperton Gap' would add to the pressure on local primary/secondary schools. When considered in combination with the allocated/proposed major urban extension at Ashton Park, there would be a need to provide an additional primary school in the local area before the end of 2017. The pressure to deliver a new secondary school on land at Ashton Park within the Plan period would also be exacerbated. A capacity assessment of local schools and health facilities would need to be undertaken in order to support development proposals, particularly if the allocated urban extension at Ashton Park commences soon (SA Obj. 9).

The assessment has identified a range of minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1 however consideration would need to be given to flood risk zones associated with the nearby stream; and the surface water attenuation swales associated with Elizabeth Way. A Flood Risk Assessment would be required (SA Obj. 5b).

Further minor adverse effects have been identified as the site has medium sensitivity in terms of historic landscape character. It is recommended that as the southwest site boundary adjoins the Hilperton Road Conservation Area and grounds of the Listed Buildings at Highfield, a study of their setting should be undertaken. Archaeological potential of the site is medium and archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site / immediate area and add to the urbanising effect created by Elizabeth Way, but such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace / habitat connectivity (SA Obj. 7). The site is sustainably located in relation to the town and local services / facilities. However the size of the development will result in an increase in private vehicle trips (SA Obj. 10).

The assessment has identified one major beneficial effect. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). The assessment has also identified one moderate beneficial effect, as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and a minor beneficial effect as the development would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.11

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 293 – Land to the east of Elizabeth Way</p>
<p>Site Overview</p> <p>This site option is located in the town of Trowbridge. With an area of 5.38ha, this site has a capacity for approximately 121 dwellings; although mitigation measures could reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified for this site.</p> <p>Five moderate adverse effects have been identified in relation to this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). Development of the site would result in the loss of Grade 3a Best and Most Versatile agricultural land. The site is situated adjacent to greenfield SHLAA sites 297/263 on the eastern edge of the town. As such, any proposals to develop the land for housing would need to consider the setting of existing residential housing stock and connectivity to local services/facilities (SA Obj. 2). Development of this site would represent a significant encroachment into what's known as the 'Hilperton Gap' (i.e. land beyond the line of Elizabeth Way) and thereby potentially affect the setting of the village/Listed Church. A Heritage Impact Assessment would be required. The site also has medium archaeological potential and archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site / immediate area and add to the urbanising effect created by Elizabeth Way. Development of this site is considered to represent a significant encroachment into the 'Hilperton Gap' and would be problematic to mitigate (Obj. 7). The development of land in the 'Hilperton Gap' would add to the pressure on local primary/secondary schools. When considered in combination with the allocated/proposed major urban extension at Ashton Park, there would be a need to provide an additional primary school in the local area before the end of 2017. The pressure to deliver a new secondary school on land at Ashton Park within the Plan period would also be exacerbated. A capacity assessment of local schools and health facilities would need to be undertaken in order to support development proposals, particularly if the allocated urban extension at Ashton Park commences soon (SA Obj. 9).</p> <p>The assessment has identified a range of minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate <i>inter alia</i> to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1 however consideration will need to be given to flood risk zones associated with the nearby stream; and the surface water attenuation swales associated with Elizabeth Way. A Flood Risk Assessment</p>

Sustainability Appraisal - Summary of Assessment

Site 293 – Land to the east of Elizabeth Way

would be required (SA Obj. 5b). The site is sustainably located in relation to the town and local services / facilities. However the size of the development will result in an increase in private vehicle trips and there are potentially junction/link capacity issues (SA Obj. 10).

The assessment has also identified one moderate and two minor beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). Development of the site for housing could have a minor positive contribution to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Due to the number of moderate adverse effects identified with this site, this site is considered to be less sustainable in this area of search.

Table F.12

Sustainability Appraisal - Summary of Assessment

Site 1021 – Land adjacent to Church Lane

Site Overview

This site option is located in the town of Trowbridge. With an area of 5.92ha, the site has a capacity for approximately 95 dwellings; however, mitigation measures could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Four moderate adverse effects have been identified in relation to this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). The setting of the listed St John's Church would need to be protected and, where possible, enhanced. The site has medium to high archaeological potential and therefore archaeological assessment would be required (SA Obj. 6). Development of the site for housing would inevitably lead to a loss of greenfield land and introduce an urbanising effect on what is currently rolling meadows associated with the Lambrook Stream and Southwick Country Park. Effects are considered to be moderate adverse given the site's character and function as a landscape buffer (SA Obj. 7). While primary school places requirements could be met, secondary school capacity will likely be reached by 2020 and mitigation would therefore be required. There is also a GP surgery capacity deficit locally (SA Obj. 9).

Sustainability Appraisal - Summary of Assessment

Site 1021 – Land adjacent to Church Lane

The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity – any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zones 1, 2 and 3. A Flood Risk Assessment would be required. If feasible, Sustainable Drainage Systems would need to be designed in such a manner as to allow long-term positive management and attenuation of surface water at greenfield infiltration rates (SA Obj. 5b). The site is relatively sustainably located in relation to the town and local service/facilities. However, residents would be likely to use private vehicles to access services further afield (SA Obj. 10).

The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.13

Sustainability Appraisal - Summary of Assessment

Site 3260 – Land at Upper Studley

Site Overview

This site option is located in the town of Trowbridge. With an area of 2.33ha, the site has a capacity for approximately 52 dwellings; however, mitigation measures could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Two moderate adverse effects have been identified in relation to this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). The site is in the catchment of Studley Green Primary School which is a large site and

Sustainability Appraisal - Summary of Assessment

Site 3260 – Land at Upper Studley

would be able to expand to meet the potential demand generated from development of this site should the level of surplus places be insufficient. The existing secondary schools in Trowbridge will all reach capacity by 2020 and, in view of the scale of additional committed/planned developments in and around Trowbridge, another secondary school site will need to be identified. There is also a GP surgery capacity deficit locally (SA Obj. 9).

The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zones 1, 2 and 3. Consideration would need to be given to managing the risk of flooding from all sources. A Flood Risk Assessment would be required (SA Obj. 5b). Development of the site would not adversely affect designated heritage assets. Archaeological potential of the site is medium to high and therefore archaeological assessment would be required (SA Obj. 6). Development of the site for housing would extend the urbanising effect of Silver and Spring Meadows on what is currently rolling meadows associated with the Lambrok Stream and Southwick Country Park. However, impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace / habitat connectivity (SA Obj. 7). The site is relatively sustainably located in relation to the town and local service/facilities. That said, development of the site would likely lead to a marginal increase in pressure on local highway routes (SA Obj. 10).

The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.14

Sustainability Appraisal - Summary of Assessment

Site 298 – Land off A363 at White Horse Business Park

Site Overview

This site option is located in the town of Trowbridge. With an area of 23ha, the site has a capacity for approximately 338 dwellings; however, mitigation measures could reduce this number.

Assessment Results

Sustainability Appraisal - Summary of Assessment

Site 298 – Land off A363 at White Horse Business Park

No major adverse effects have been identified for this site.

Four moderate adverse effects have been identified in relation to this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment. This site lies outside the core roosting zone and hence development would be unlikely to lead to significant adverse impacts on the SAC (SA Obj. 1). The site is situated to the immediate east of North Bradley village and west of the White Horse Business Park. The land comprises a series of agricultural fields / informal open space and, as such, would not maximise the use of previously developed land. In the absence of information on the soils quality of the land, given the size of this site development would result in the loss of agricultural land and, if this were to be best and most versatile agricultural land this would likely be problematic to mitigate (SA Obj. 2). There is a capacity shortfall at primary schools locally, which is likely to create longer term capacity issues in secondary schools. The railway may also prevent pupils from accessing schools planned to service the Ashton Park Strategic Allocation. Mitigation will be required to increase capacity locally and another secondary school site will need to be identified towards the end of the Plan period in view of the scale of developments planned in the wider Trowbridge area. There are also issues with patient capacity at local GP surgeries (SA Obj. 9). Although essentially situated on the very outer edge of the town, access to local/town centre services and facilities would be achievable via bus services available along the A363/Bradley Road. However despite the availability of local bus services, development of this site would potentially lead to increased car-based movements and hence impact on the local highway network and given the size of the site this is likely to result in a moderate adverse effect (SA Obj. 10).

The assessment has identified a range of minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site lies in Flood Zone 1. Careful planning will be required to address areas of known surface water ponding, the development of the site. A Flood Risk Assessment would be required (SA Obj. 5b). The Grade II Listed Kings Farmhouse (and its setting), Willow Grove, monuments and gateway to former Baptist Church are situated within the site area. A Heritage Impact Assessment would be required. Archaeological potential of the site is medium and therefore archaeological assessment would be required (SA Obj. 6).

Development of the site for housing would result in an urbanising effect however whilst the loss of greenfield land would alter the character and appearance of the site, such impacts would be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity (SA Obj. 7).

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 298 – Land off A363 at White Horse Business Park</p>
<p>The assessment has also identified two major beneficial effects. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8) and contribute to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would also be realised as the development would generate direct and indirect construction employment (SA Obj. 12).</p> <p>Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.</p>

Table F.15

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 3565 – Land east of the A361 at Southwick Court</p>
<p>Site Overview</p> <p>This site option is located in the town of Trowbridge. With an area of 17.6ha, the site has a capacity for approximately 280 dwellings; however, mitigation measures could reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified for this site.</p> <p>Five moderate adverse effects have been identified in relation to this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford on Avon Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options in Trowbridge will require further assessment (SA Obj. 1). Development of the site will result in the loss of greenfield / agricultural land. Given the size of the site, in the absence of information on the soils quality of the land this could result in the loss of best and most versatile agricultural land which would likely be problematic to mitigate (SA Obj. 2). The site includes a number of features plotted on the Wiltshire and Swindon Historic Environment Record which relate to a post-Medieval water meadow system. Southwick Court lies immediately to the south of the site and contains a number of important heritage assets including a Medieval moat and farmstead of which the farmhouse is Grade II* Listed. A Heritage Impact Assessment and archaeological assessment would be required (SA Obj. 6). The site functions as a green infrastructure corridor. The fields are large and open in character and exhibit a strong relationship with the Lambrok Stream (and its floodplain)/Southwick Court. Development of the site would lead to an urbanising effect. The stream and its floodplain, along with mature hedgerows/trees help define a logical edge to the current built framework in landscape terms. Mitigation of landscape and visual impacts could be problematic (SA Obj. 7). There are capacity issues in local primary schools. Additional secondary schools may also need to be built as development of approximately 280 dwellings would put significant pressure on existing secondary schools (SA Obj. 9).</p>

Sustainability Appraisal - Summary of Assessment

Site 3565 – Land east of the A361 at Southwick Court

The assessment has identified a range of minor adverse effects. Development would lead to an increase in demand for water and sewer capacity and any upgrade requirements would need to be investigated (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. However, it will be important to ensure that drainage and flood risk issues are fully examined due to the inter-relationship between surface water/fluvial flows that contribute to the overall River Biss catchment. A Flood Risk Assessment would be required (SA Obj. 5b). The site is situated on edge of the current built framework, with good prospects for connecting to local/town centre services and facilities via sustainable transport. However, development of the site would likely lead to a marginal increase in pressure on local highway routes (SA Obj. 10).

The assessment has also identified a major beneficial effect. The site would have the potential to substantially boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). Development of the site for housing could also have a moderate beneficial contribution to the local economy through use of local shops and services (SA Obj. 11). A minor beneficial effect would also be realised as the development would generate direct and indirect construction employment (SA Obj. 12).

Due to the number of moderate adverse effects identified with this site, this site is considered to be less sustainable in this area of search.

Table F.16

Sustainability Appraisal - Conclusions & Recommendations

The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further

The following conclusions and recommendations are reached:

More sustainable options for development:

- Site 613 - Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site: 248)
- Site 297 – Elizabeth Way

Sustainability Appraisal - Conclusions & Recommendations

- Site 263 – Elizabeth Way
- Site 1021 - Land adjacent to Church Lane
- Site 3260 - Land at Upper Studley
- Site 298 - Land off A363 at White Horse Business Park

Less sustainable options for development:

- Site 293 - Land to the east of Elizabeth Way
- Site 3565 - Land east of the A361 at Southwick Court

Sites which should not be considered further:

- Site 261 - Land at Lower Biss Farm
- Site 262 - Land west of Yarnbrook Road (A350)
- Site 256 - Land south of Green Lane
- Site 292 - Land north of Green Lane

Appendix G: Assessment criteria and output from Stage 4a of the site selection process

Assessment of site options

- G.1** The purpose of this stage, which involves five steps, is to select those 'SHLAA sites' at the Principal Settlement of Trowbridge that can be site allocations. The 'more sustainable' sites (site options) resulting from the assessment in Stage 3 are individually assessed in more detail for suitability and fit with area strategy (steps 1-4). The conclusion selects preferred sites (step 5).
- G.2** However, for Trowbridge it has been necessary to consider 'less sustainable' sites in addition to the 'more sustainable' sites given the outstanding remaining requirement for the town. The site options that resulted from stage 3 are as follows.

Table G.1 Site options resulting from Stage 3

SHLAA ref	Site Name	SHLAA site area (ha)	SHLAA capacity ⁽¹⁾
297/263	Elizabeth Way (two site to be considered together)	16.37	255
298	Land off A363 at White Horse Business Park	25.29	338
613 (inc 248)	Elm Grove Farm	14.41	231
293	Land east of Elizabeth Way	5.38	121
1021	Church Lane	5.93	121
3260	Upper Studley	2.33	44
3565	Southwick Court	18.18	237
TOTALS			1270

1 Reduced capacity of SHLAA site following consideration of exclusionary criteria (see Stage 2a)

G.3 The discussion that follows focuses upon place/site specific constraints for Trowbridge Town that will need to be addressed in policy terms in order to facilitate development. Much of what will be required to support subsequent planning applications will be guided by policies of the Wiltshire Core Strategy, national planning policy, guidance and standing advice. Therefore, matters such as the need for a Flood Risk Assessment will be directed by existing policy/advice and therefore not repeated throughout these reports. However, a range of Community Areas concerns/considerations have been raised by consultees at Stage 4A. For completeness, they are listed in the following table.

Table G.2 Generic considerations/ constraints and requirements to be addressed

Generic considerations/ constraints	Requirements to be addressed
<p>Due to the presence of protected bat species, a Habitats Regulations Assessment (HRA) screening assessment has been undertaken covering the town as a whole. The assessment identified that development at the settlement could contribute towards recreational pressure impacts upon the Bath and Bradford-on-Avon Bats SAC through habitat loss and disturbance. The screening assessments advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.</p>	<p>Additional development at the town would need to be capable of positively managing recreational pressure on important local habitats and protected bat species associated with the Bradford-on-Avon Bats SAC. To achieve this objective, development proposals at the town would need to be supported by detailed ecological assessments and, potentially, an Appropriate Assessment.</p> <p>At this stage of the Plan making process, the Council have procured the services of consultants to develop a Trowbridge Recreation Management Strategy. The Strategy will identify 'exclusion areas' (i.e. areas not suitable for development due to impacts from recreation). Once the Strategy has been prepared it will need to be assessed by Natural England and thereafter used to inform future development proposals at the town.</p>
<p>Greenfield site options at the edge of the town would result in the loss of agricultural land.</p>	<p>Where practicable, soils of higher quality should be retained on sites for the creation of open space, garden land etc.</p>
<p>Storm water/foul water drainage capacity and the potential need for additional infrastructure.</p>	<p>An assessment of capacity in existing drainage systems would need to be investigated in order to support any subsequent planning applications. Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company/Lead Local Flood Authority.</p>
<p>Air quality, noise and lighting would need to be controlled on all sites through any subsequent construction and occupation phases.</p>	<p>Any subsequent planning application process would need to be supported by schemes to mitigate environmental impacts. Such matters are likely to be generic to all sites.</p>
<p>Sustainable drainage.</p>	<p>All housing proposals at the town would need to respond positively to the predicted effects of climate change. Sustainable Drainage Systems (SuDS), rain water harvesting schemes and</p>

	related measures would need to be designed into development proposals in line with Wiltshire Council's Ground Water Strategy and CIRIA Guidance (Part E, Chapter 25).
Where relevant to individual sites, protection and enhancement of heritage assets would be required in order to support housing development.	Where relevant to the circumstances of individual sites Archaeological Assessments/Heritage Impact Assessments would be required in order to support development proposals.
The capacity of local GP surgeries in the town is also limited. Additional housing at the town would likely exacerbate this issue.	An appropriate level of mitigation would be required in order to support any subsequent planning applications.
<p>Education capacity at the town, particularly at primary level, is significantly constrained at present. Whilst additional schools are planned to be provided to serve the Ashton Park strategic allocation, no planning permission has yet been issued. As such, the pressure on existing schools will increase as a function of needing to address the indicative housing shortfall at the town over the Plan period to 2026.</p> <p>Bearing in mind the majority of additional growth is being planned to occur to the south/south-west of the town, the evidence points to the need for a new school in this general location. Indeed, providing additional primary school capacity in this part of the town would help balance the provision planned for south-east Trowbridge at Ashton Park and thereby potentially reduce impacts on the local highway network.</p>	<p>An additional primary school would need to be provided to address immediate short-fall requirements and support the significant planned growth to the south/south west of the town.</p> <p>In addition, capacity in existing secondary schools will need to be assessed and, where appropriate, addressed in order to support further housing development across the town.</p>

SHLAA ref	Site Name
Site 297 and 263	Elizabeth Way

Figure G.1 Site 297 and 263 - Elizabeth Way

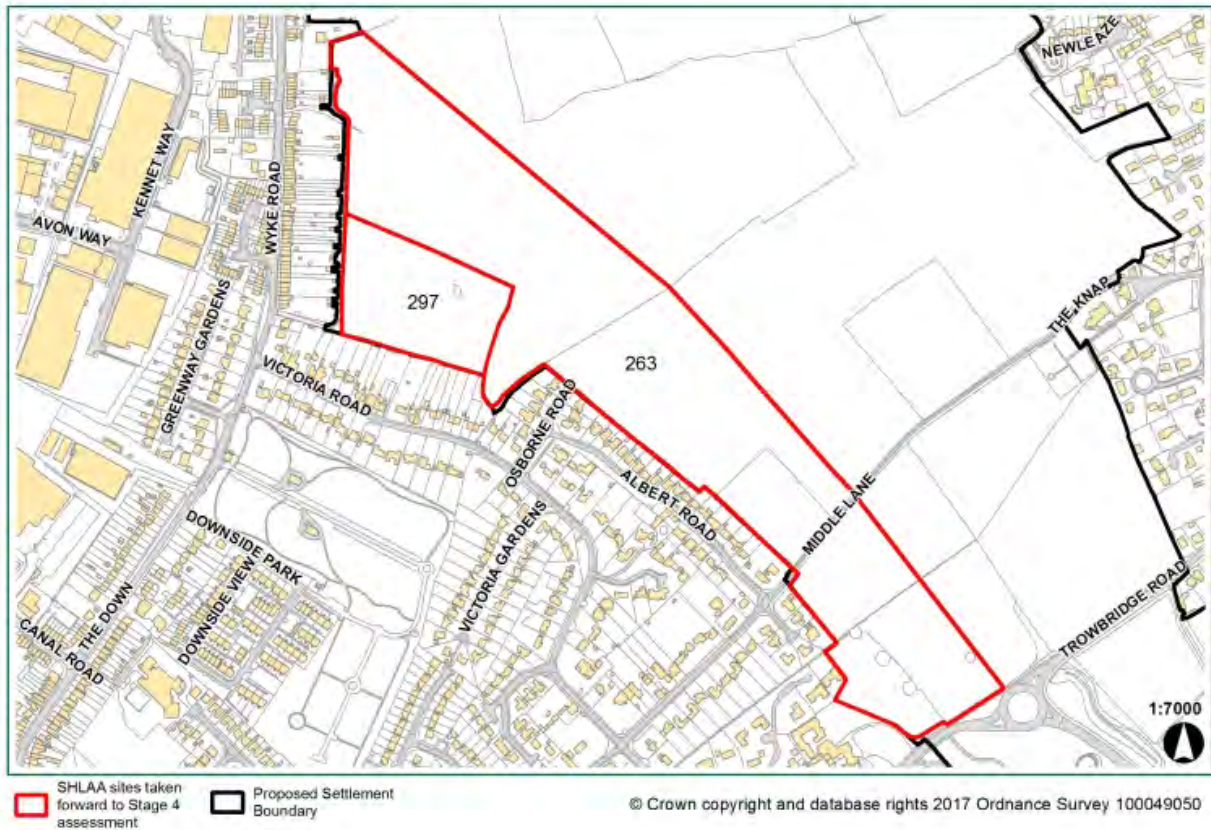


Table G.3 Site 297 and 263 - Elizabeth Way

SHLAA ref	Site Name
Site 297 and 263	Elizabeth Way
Step 1	
SA effects and mitigation measures	<p>SHLAA sites 297 and 263 share a contiguous boundary and hence should be considered together for the purposes of potential allocation.</p> <p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site (i.e. 297 and 263) is situated on semi-improved grassland framed by the newly constructed Elizabeth Way to the east and the urban edge of the town to the west. The land is relatively open in character, but records indicate that mature trees/hedgerows are used as foraging routes and roosting habitat

SHLAA ref	Site Name
Site 297 and 263	Elizabeth Way
	<p>for bats. As such, these Biodiversity Action Plan (BAP) Priority Habitat features would need to be protected and bolstered with new planting in order to mitigate the effects of housing development and increased recreational pressure.</p> <p>LANDSCAPE</p> <ul style="list-style-type: none"> • Whilst the character of the site is largely shaped by the urbanising effect of Elizabeth Way, development proposals would need to be carefully designed so as to protect the character and appearance of existing residential stock to the west and north, some of which is Listed and within a Conservation Area. In addition, any subsequent development proposals would need to provide Green Infrastructure connections to existing features on site. Footpaths/Bridleway and areas of open space would need to be included within any masterplan/planning application. These considerations are considered capable of successful mitigation. <p>WATER</p> <ul style="list-style-type: none"> • The minor watercourse that runs through the northern end of the site introduces the need for appropriate stand-offs to be incorporated into any subsequent layout. This would have the effect of marginally reducing the overall net developable area. • Surface water drainage patterns across the site are influenced by the presence of the newly constructed Elizabeth Way. The development of the site for housing would need to ensure that existing drainage infrastructure is capable of attenuating additional surface water at greenfield, or greater infiltration rates. <p>AIR QUALITY AND ENVIRONMENTAL POLLUTION</p> <ul style="list-style-type: none"> • The presence of Elizabeth Way running along the north-eastern boundary of the site would introduce the potential for noise, dust and air quality issues. Such matters would need to be addressed through any subsequent planning application process. This would potentially be achieved through screening, fencing and stand-offs to the road. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> • Whilst the site would not adversely affect designated heritage assets, there are Listed Buildings within the nearby Victoria Road and Hilperton Road Conservation Areas that would warrant appropriate consideration through any subsequent planning application process. Such matters are considered to be capable of mitigation through design and information taken from a Heritage Impact Assessment (HIA). <p>EDUCATION</p> <ul style="list-style-type: none"> • There is an urgent need for additional primary school provision at the town. The Core Policy 29 of the Wiltshire Core Strategy anticipated the early delivery of additional primary and secondary school provision on the allocated Ashton

SHLAA ref	Site Name
Site 297 and 263	Elizabeth Way
	Park site. However, this major development scheme has been delayed and hence the pressure on existing local schools has reached a critical level. Development proposals on this site would need to be capable of helping address this issue.
Accessibility	The site is in an accessible location on the edge of town. Nearby bus, cycling and walking routes would provide future residents with opportunities to access town centre/local services and facilities. Access would be achieved directly off Elizabeth Way.
Overall suitability	<p>Development would of this site would help maintain the supply of new homes at the town and contribute towards the provision of affordable housing, improvements to local education capacity and biodiversity gains.</p> <p>Whilst this site is not without constraint, environmental effect are considered to be capable of being appropriately mitigated. However mitigation measures would reduce the dwelling capacity of the site to approximately 205 dwellings.</p> <p>The site is in an accessible location with nearby bus and cycling routes to the town centre and local services and facilities available to future residents.</p>
Step 2	
Fit with area strategy	<p>As a Principal Settlement, Trowbridge is anticipated to be a primary focus for development. Moreover, the role of the town as a significant employment and strategic service centre will be expected to be strengthened over the Plan period up to 2026 and beyond.</p> <p>Approximately 6,810 new dwellings will be provided at Trowbridge over the Plan period (2006-2026). Whilst much of this has either been delivered, or is committed in the form of planning permissions/a strategic allocation (Ashton Park), a significant volume of additional housing will be required in order to help address the overall indicative shortfall at the town alone.</p> <p>This site would deliver a significant number of new homes in an accessible and sustainable location on the edge the existing built framework, thereby contributing towards maintaining local housing supply.</p> <p>In line with the vision for the town and Core Policy 29, additional housing development at the town would need to appropriately contribute towards resolving education capacity deficiencies, particularly at primary level. This could potentially be achieved through development providing an appropriate contribution towards improving local education capacity.</p>
Step 3	

SHLAA ref	Site Name
Site 297 and 263	Elizabeth Way
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>The site (297 and 263) is sustainably located on the edge of the built framework. Development at this site would extend the built form of the town but would be effectively contained by Elizabeth Way, thereby maintaining a clear buffer of open land to protect the separate identity of Hilperton village.</p> <p>The site has capacity for approximately 205 dwellings having regard to mitigation measures required to address ecology, heritage, flood risk, water infrastructure capacity and drainage issues, which are considered capable of being addressed.</p> <p>Development of the site for housing would contribute to the area strategy for the town by boosting the supply of homes to help meet indicative requirements. Therefore, on the basis that mitigation can successfully address adverse effects, it is considered that moderate sustainability effects would result from development.</p>

SHLAA ref	Site Name
Site 293	Land to east of Elizabeth Way

Figure G.2 Site 293 - Land east of Elizabeth Way

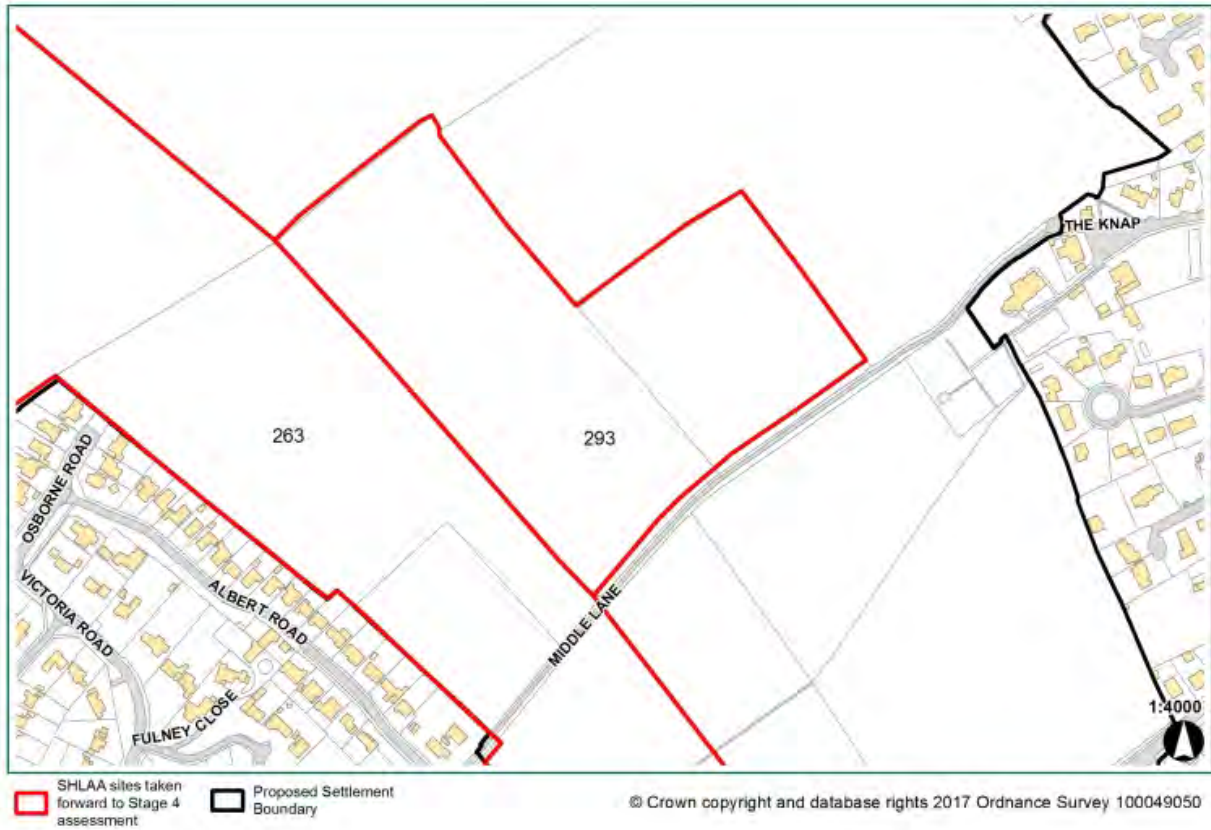


Table G.4 Site 293 Land to east of Elizabeth Way

SHLAA ref	Site Name
Site 293	Land to east of Elizabeth Way
Step 1	

SHLAA ref	Site Name
Site 293	Land to east of Elizabeth Way
SA effects and mitigation measures	<p data-bbox="363 286 574 320">BIODIVERSITY</p> <ul data-bbox="363 353 1433 600" style="list-style-type: none"> <li data-bbox="363 353 1433 600">• The site is situated on semi-improved grassland framed by the newly constructed Elizabeth Way to the west and the village fringe to the east. The land is relatively open in character, but records indicate that mature trees/hedgerows are used as foraging routes and roosting habitat for bats. As such, these BAP Priority Habitat features would need to be protected and bolstered with new planting in order to mitigate the effects of housing development and increased recreational pressure. <p data-bbox="363 629 1066 663">AIR QUALITY AND ENVIRONMENTAL POLLUTION</p> <ul data-bbox="363 696 1433 864" style="list-style-type: none"> <li data-bbox="363 696 1433 864">• The presence of Elizabeth Way running along the south-western boundary of the site would introduce the potential for noise, dust and air quality issues. Such matters would need to be addressed through any subsequent planning application process. This would potentially be achieved through screening, fencing and stand-offs to the road. <p data-bbox="363 898 730 931">HISTORIC ENVIRONMENT</p> <ul data-bbox="363 965 1433 1245" style="list-style-type: none"> <li data-bbox="363 965 1433 1245">• The site is not situated within a Conservation Area. However, it is nonetheless adjacent to designated heritage assets, Listed Buildings at Highfield and the Hilperton Road Conservation Area. In addition, the setting of the Listed St Michaels & All Angels Church would need to be assessed through any subsequent planning application process. Bearing in mind the openness of the land at the edge of Hilperton village, it is likely that mitigation measures to protect or enhance the Hilperton Conservation Area and setting of Listed Buildings would require a reduction in the overall developable area of the site. <p data-bbox="363 1301 550 1335">LANDSCAPE</p> <ul data-bbox="363 1368 1433 1648" style="list-style-type: none"> <li data-bbox="363 1368 1433 1648">• The recently constructed Elizabeth Way has fundamentally altered the character and appearance of this area of land. Despite the provision of bunding, landscaping and fencing along its route, the road introduces a hard, urbanising feature into what was agricultural land. However, whilst the road presents a hard edge feature in the landscape, development of this site would encroach into land that serves as a buffer between the village and town. As such, development to the east of the road would represent a material departure from the advice set out in paragraph 5.150 of the Wiltshire Core Strategy (WCS). <p data-bbox="363 1682 539 1715">EDUCATION</p> <ul data-bbox="363 1749 1433 1980" style="list-style-type: none"> <li data-bbox="363 1749 1433 1980">• There is an urgent need for additional primary school provision at the town. The Core Policy 29 of the Wiltshire Core Strategy anticipated the early delivery of additional primary and secondary school provision on the allocated Ashton Park site. However, this major development scheme has been delayed and hence the pressure on existing local schools has reached a critical level. Development proposals on this site would need to be capable of helping address this issue.

SHLAA ref	Site Name
Site 293	Land to east of Elizabeth Way
Accessibility	The site is in an accessible location on the edge of town, closed to nearby bus, cycling and walking routes. Access would be achieved directly off Elizabeth Way.
Overall suitability	<p>Elizabeth Way presents a hard, urbanising feature in landscape and effectively divides the land between Hilperton and Trowbridge. Whilst land to the west of the road is effectively self-contained by the carriageway, land to the east is not. As such, development of this site (i.e. east of the road) would be perceived as exacerbating the risk of coalescence of the village with the town and thereby conflicting with the objectives set out in paragraph 5.150.</p> <p>Development of this site in would help maintain the supply of new homes at the town and mitigation measures to address environmental effects could be achieved. However, balanced against the benefits that could be accrued through development, would be the increased pressure on local schools; and denudation of an important buffer between the village/town.</p>
Step 2	
Fit with area strategy	<p>As a Principal Settlement, Trowbridge is anticipated to be a primary focus for development. Moreover, the role of the town as a significant employment and strategic service centre will be expected to be strengthened over the Plan period up to 2026 and beyond.</p> <p>Approximately 6,810 new dwellings will be provided at Trowbridge over the Plan period (2006-2026). Whilst much of this has either been delivered, or is committed in the form of planning permissions/a strategic allocation (Ashton Park), a significant volume of additional housing will be required in order to help address the overall indicative shortfall at the town alone.</p> <p>This site would deliver a significant number of new homes in an accessible and sustainable location on the edge of the existing built framework, thereby contributing towards maintaining local housing supply. In line with the vision for the town and Core Policy 29, additional housing development at the town would need to appropriately contribute towards resolving education capacity deficiencies, particularly at primary level.</p> <p>However, development of this site would lead to a denudation of the buffer that exists between the village and the town. As anticipated by paragraph 5.150 and Core Policy 2, open countryside should be maintained in order to protect the separate identity of village. Although development of this site could potentially be screened to reduce landscape impact, the loss of open space between Elizabeth Way and the village would likely lead to policy conflict.</p>
Step 3	

SHLAA ref	Site Name
Site 293	Land to east of Elizabeth Way
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>The site is sustainably located, with potential access to nearby bus/cycling/walking routes.</p> <p>However, it is important to consider that development of this site would extend the built form of the town beyond the physical barrier that is – Elizabeth Way. Development would result in a denudation of an important open space between the village of Hilperton and Elizabeth Way.</p> <p>Mitigation measures to address impacts on the character of the landscape and local heritage assets could be achieved but would significantly reduce the overall net developable area. The resultant effect would be a development that would not fit in well with the surrounding built form and rural feel to this side of Elizabeth Way.</p>

SHLAA ref	Site Name
Site 298	Land off the A363 at White Horse Business Park

Figure G.3 Site 298 - Land south of White Horse Business Park

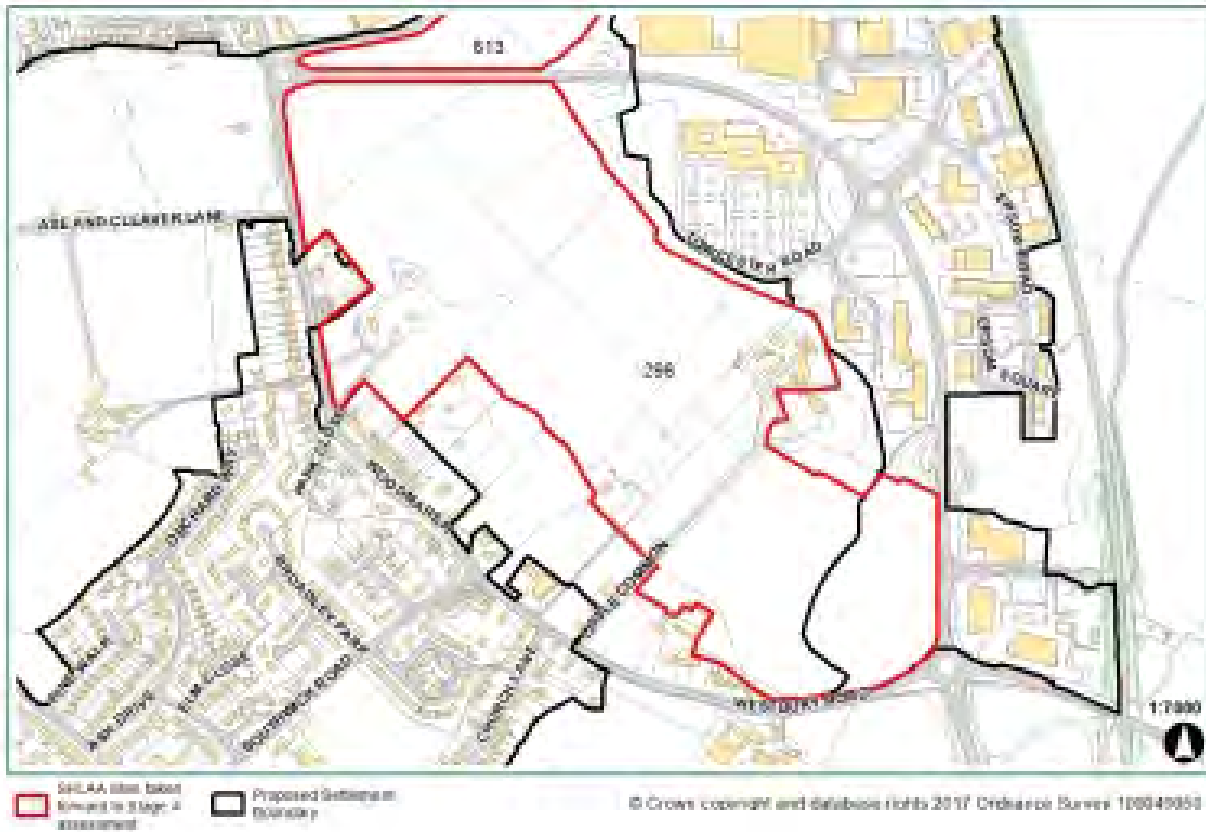


Table G.5 Site 298 - Land off the A363 at White Horse Business Park

SHLAA ref	Site Name
Site 298	Land off the A363 at White Horse Business Park
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site extends over a significant area of agricultural arable and grazing land between the A363, White Horse Business Park and the village of North Bradley. Mature/semi-mature hedgerows and trees divide the site into a series of small, well defined field parcels. In addition, a network of ditches and minor watercourses run through the site. However, records indicate the presence of protected species (e.g. Bechstein's bats) using mature trees and hedgerows on site for foraging and roosting. As such, these BAP Priority Habitat features would need to be protected and bolstered with new planting in order to mitigate the effects of housing development and increased recreational pressure.

SHLAA ref	Site Name
Site 298	Land off the A363 at White Horse Business Park
	<p>LANDSCAPE</p> <ul style="list-style-type: none"> The site is characterised in landscape terms by a distinctive pattern of mature and semi-mature hedgerows and trees. The land also helps provide a setting to the village of North Bradley. Any subsequent layout should retain these important features and provide additional, landscape-scale planting with native species to ensure the identity of North Bradley, as a separate village, is strengthened. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The Grade II Listed King's Farmhouse (and its setting), along with Willow Grove and monuments/gateway to former Baptist Church are situated within the site. These features would need to be appropriately evaluated through a HIA. Any subsequent development proposals would need to be informed by the findings of the HIA and could include buffers/stand-offs as part of an overall scheme designed to maintain defensible separation between North Bradley and the urban edge of the town. <p>EDUCATION</p> <ul style="list-style-type: none"> There is an urgent need for additional primary school provision at the town. The Core Policy 29 of the Wiltshire Core Strategy anticipated the early delivery of additional primary and secondary school provision on the allocated Ashton Park site. However, this major development scheme has been delayed and hence the pressure on existing local schools has reached a critical level. Development proposals on this site would need to be capable of helping address this issue.
Accessibility	The site is situated in an accessible location on the edge of the town with bus, cycling and walking links to the adjacent business park, edge of town retail parks and North Bradley village. Vehicular access would need to be holistically planned, but technically feasible from the A363.
Overall suitability	Development of this site would help maintain the supply of new homes at the town in a sustainable location. Mitigation measures to address environmental effects, including effects on heritage assets could be achieved. Such measures would result in a reduction to the developable area as well as dwelling capacity of the site to approximately 150 dwellings.
Step 2	
Fit with area strategy	As a Principal Settlement, Trowbridge is anticipated to be a primary focus for development. Moreover, the role of the town as a significant employment and strategic service centre will be expected to be strengthened over the Plan period up to 2026 and beyond.

SHLAA ref	Site Name
Site 298	Land off the A363 at White Horse Business Park
	<p>Approximately 6,810 new dwellings will be provided at Trowbridge over the Plan period (2006-2026). Whilst much of this has either been delivered, or is committed in the form of planning permissions/a strategic allocation (Ashton Park), a significant volume of additional housing will be required in order to help address the overall indicative shortfall at the town alone.</p> <p>This site would deliver a significant number of new homes in an accessible and sustainable location on the edge the existing built framework, thereby contributing towards maintaining local housing supply.</p> <p>In line with the vision for the town and Core Policy 29, additional housing development at the town would need to appropriately contribute towards resolving deficiencies in education capacity, particularly at primary level.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>Site 298 is sustainably located. Development would extend the built form of the town, but would be capable of being successfully integrated into existing and planned developments in the local area, whilst also providing landscaping and open space to maintain a defensible buffer to protect the separate identity of North Bradley.</p> <p>Mitigation measures required to address effects on heritage assets, ecology and landscape would result in a reduction to the developable area of the site and a reduction in dwelling capacity to approximately 150 dwellings. Proposals would need to deliver high quality, sustainable development that enhances a key gateway to the town.</p> <p>Development of the site for housing would contribute to the area strategy for the town by boosting the supply of homes to help meet indicative requirements. Therefore, on the basis that mitigation can successfully address adverse effects, it is considered that moderate sustainability effects would result from development.</p>

SHLAA ref	Site Name
Site 613 and 248	Elm Grove Farm

Figure G.4 Site 613 and 248 - Elm Grove Farm

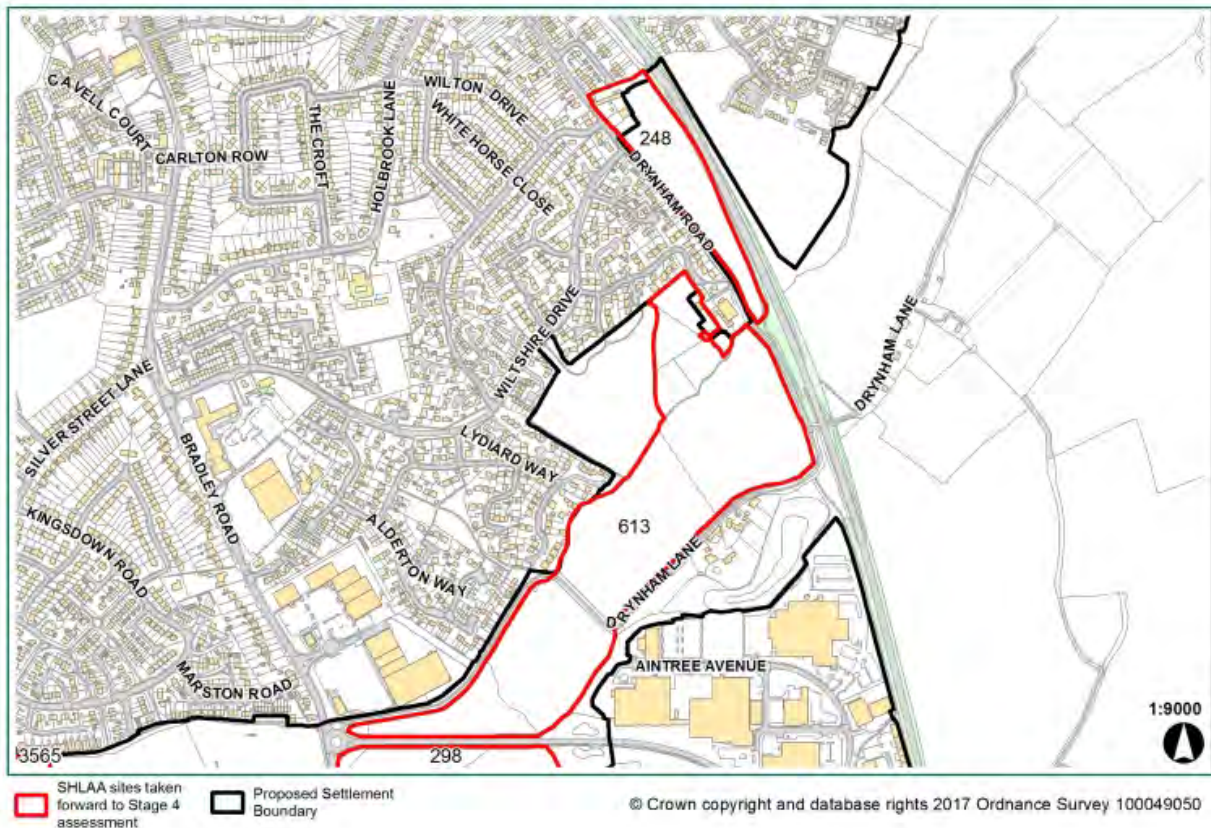


Table G.6 Site 613 and 248 - Elm Grove Farm

SHLAA ref	Site Name
Site 613 and 248	Elm Grove Farm
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site (613 and 248 combined) extends over a significant area of agricultural land incorporating semi-mature hedgerows (UK BAP Priority Habitat), hedgerow trees, areas of wetland and a small stream feature. Records indicate the presence of protected species in and around the site - e.g. Great Crested newts, Grass snake, various species of protected bats. Hedgerow and trees are significant in the landscape and provide wildlife corridors linking habitat features within the White Horse Business Park and neighbouring land so should be retained, protected and enhanced.

SHLAA ref	Site Name
Site 613 and 248	Elm Grove Farm
	<p>LANDSCAPE</p> <ul style="list-style-type: none"> Development of the site for housing would lead to a loss of greenfield land and introduce a moderate urbanising effect to the south/south-west of Trowbridge. That said, the site is relatively well contained and sandwiched between existing/planned residential stock and industrial/business uses. Whilst the loss of greenfield land would alter the character and appearance of the site, such impacts would be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> Development of the site may lead to harmful effects on the significance and setting of the Grade II Listed Drynham Lane Farmhouse. Therefore, development proposals should be informed by a HIA. Land adjacent to the heritage asset is used as recreation space (King George VI Playing Field). This facility could be augmented to create a larger open space area, thereby helping to mitigate the risk of harm to the significance of the heritage asset and its setting. Detailed consideration of this matter should be undertaken through a comprehensive masterplanning process. <p>NOISE</p> <ul style="list-style-type: none"> As the site shares a boundary with the railway line and is in close proximity to the White Horse Business Park, any subsequent application would need to be informed by a comprehensive noise assessment. Where necessary, development may need to be set back from the railway line and White Horse Business Park and appropriately screened. Bearing in mind the size of the site, mitigation measures to address noise would be practicable. <p>EDUCATION</p> <ul style="list-style-type: none"> There is an urgent need for additional primary school provision at the town. The Core Policy 29 of the Wiltshire Core Strategy anticipated the early delivery of additional primary and secondary school provision on the allocated Ashton Park site. However, this major development scheme has been delayed and hence the pressure on existing local schools, particularly at primary level has reached a critical level. Development proposals on this site would need to be capable of helping address this issue.
Accessibility	<p>The site is situated in an accessible location on the edge of the town with good linkages to local services/facilities via cycling/walking/bus routes.</p> <p>Access /egress would need to be holistically planned with upgrades required to Drynham Lane and agreement with a third party to utilise land for a new access onto the A363. Where practicable, the route through the site should be designed to incorporate a bus lane. In addition, existing footpaths and cycleways should be augmented to ensure the site offers maximum potential for sustainable transport linkages to the town and the Ashton Park Strategic Allocation site.</p>

SHLAA ref	Site Name
Site 613 and 248	Elm Grove Farm
Overall suitability	<p>The site is sustainably located with good pedestrian and cycling linkages to nearby services and facilities. Whilst this site is not without constraint, such matters are considered to be capable of being appropriately mitigated but would reduce the developable area of the site and dwelling capacity to approximately 200 dwellings.</p> <p>Given its size, the site, would have the potential to bring forward at least 1.8ha of land for a new two form entry primary school. This would bring significant benefits to the town and help address current capacity issues at existing schools in the local area.</p> <p>Additionally, development would of this site would help maintain the supply of new homes at the town and contribute towards the provision of affordable housing.</p>
Step 2	
Fit with area strategy	<p>As a Principal Settlement, Trowbridge is anticipated to be a primary focus for development. Moreover, the role of the town as a significant employment and strategic service centre will be expected to be strengthened over the Plan period up to 2026 and beyond.</p> <p>Approximately 6,810 new dwellings will be provided at Trowbridge over the Plan period (2006-2026). Whilst much of this has either been delivered, or is committed in the form of planning permissions/a strategic allocation (Ashton Park), a significant volume of additional housing will be required in order to help address the overall indicative shortfall at the town alone.</p> <p>This combined site would deliver a significant number of new homes in an accessible and sustainable location on the edge the existing built framework, thereby contributing towards maintaining local housing supply.</p> <p>In line with the vision for the town and Core Policy 29, additional housing development at the town would need to appropriately contribute towards resolving education capacity deficiencies, particularly at primary level. With the level of proposed development in the south-west of the town the evidence points directly to a need for a new primary school, or schools to help address current and future demand. To facilitate the delivery of additional education capacity, land for a new school should be safeguarded on site.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	

SHLAA ref	Site Name
Site 613 and 248	Elm Grove Farm
Summary	<p>The combined site - 613/418 is sustainably located on the edge of the built framework to the south of the town. Development would extend the built form of the town but would be capable of being integrated into existing housing stock and planned developments in the area.</p> <p>The final number of dwellings to be delivered would need to be determined through a comprehensive masterplanning process having regard to environmental constraints and informed by assessments covering ecology, heritage, flood risk, water infrastructure capacity and drainage. In addition, at least 1.8ha of land would need to be safeguarded for the provision of a new two form entry primary school. It is likely that mitigation measures (including land for a primary school) would reduce the overall net developable area to approximately 200 dwellings. Development of the site would therefore significantly contribute to the area strategy for the town.</p> <p>Notwithstanding the need for additional assessments, on the basis evidence gathered to date, the likely effects associated with development on this site can be effectively mitigated. Moreover, when the benefits of providing residential development, a site for new primary school, significant improvements to the existing Public Open Space offer, and a multi-purpose community facility in this location, it is considered that significant sustainability benefits would result from development.</p>

SHLAA ref	Site Name
Site 1021	Church Lane

Figure G.5 Site 1021 - Church Lane



Table G.7 Site 1021 - Church Lane

SHLAA ref	Site Name
Site 1021	Church Lane
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site is situated on open, grassland/semi-improved grassland on the south-western edge of the town. The land is characterised by its relationship to the urban edge, Lambok Stream and Southwick Country Park to the south-west. The site is not subject to environmental designations. However, records indicate the presence of protected species (Bechstein's bats) using mature trees and hedgerows on site for foraging and roosting. As such, these BAP Priority Habitat features would need to be protected and bolstered with new planting in order to mitigate the effects of housing development and increased recreational pressure.

SHLAA ref	Site Name
Site 1021	Church Lane
	<p>WATER</p> <ul style="list-style-type: none"> The Lambrok Stream and its flood plain to the immediate west of the site would be a significant consideration in any subsequent planning process. Appropriate stand-offs to the Stream would be required in order to manage the risk of flooding and would therefore determine any subsequent layout. This would have the effect of reducing the net developable area. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> Whilst the Grade II Listed St John's Church is partially screened by existing vegetation when viewed from within the site, its significance and setting in the wider local landscape would need to be appropriately protected and enhanced through any subsequent planning application process. A HIA would need to inform and support any subsequent development proposals. <p>LANDSCAPE</p> <ul style="list-style-type: none"> Development of this site would extend the existing urban edge of the town and thereby encroach towards the Southwick Country Park. However, the retention and bolstering of existing hedgerows/trees, combined with a significant reduction in the net developable area would serve to ameliorate the impact to a satisfactory extent. <p>EDUCATION</p> <ul style="list-style-type: none"> There is an urgent need for additional primary school provision at the town. The Core Policy 29 of the Wiltshire Core Strategy anticipated the early delivery of additional primary and secondary school provision on the allocated Ashton Park site. However, this major development scheme has been delayed and hence the pressure on existing local schools has reached a critical level. Development proposals on this site would need to be capable of helping address this issue.
Accessibility	<p>The site is situated in an accessible location on the edge of the town with walking/cycling links to local services and facilities within the Lambrok/Manor Road area, as well as bus routes along the A361 to the town centre. Footpath (TROW8) would be capable of improvement to improve the permeability of the site and strengthen links to the Southwick Country Park and local services/facilities.</p> <p>Church Lane offers poor visibility onto the A361. Therefore, a new access would need to be holistically planned to include a new junction arrangement off the A361.</p>
Overall suitability	<p>Whilst this site is not without constraint, such matters are considered to be capable of being appropriately mitigated but would reduce the developable area of the site and dwelling capacity to approximately 45 dwellings.</p> <p>The site is sustainably located and development would of this site would help maintain the supply of new homes at the town and would make a modest contribute towards the provision of affordable housing.</p>

SHLAA ref	Site Name
Site 1021	Church Lane
Step 2	
Fit with area strategy	<p>As a Principal Settlement, Trowbridge is anticipated to be a primary focus for development. Moreover, the role of the town as a significant employment and strategic service centre will be expected to be strengthened over the Plan period up to 2026 and beyond.</p> <p>Approximately 6,810 new dwellings will be provided in Trowbridge over the Plan period (2006-2026). Whilst much of this has either been delivered, or is committed in the form of planning permissions/a strategic allocation (Ashton Park), a significant volume of additional housing will be required in order to help address the overall indicative shortfall at the town alone.</p> <p>This site would deliver new homes in an accessible and sustainable location on the edge the existing built framework, thereby contributing towards maintaining local housing supply.</p> <p>In line with the vision for the town and Core Policy 29, additional housing development at the town would need to appropriately contribute towards resolving education capacity deficiencies, particularly at primary level.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>The site is sustainably located on the edge of the town. Development at this site would extend the built form of the town. But, if sensitively planned to include landscaping/screening and surface water attenuation measures, the site would be capable of being integrated into existing development and enhance the urban edge. To achieve a suitable layout and deliver appropriate mitigation measures, the net developable area would need to be reduced and as a result dwelling capacity of the site would be approximately 45 dwellings.</p> <p>Development of the site for housing would contribute to the area strategy for the town by supplying homes to help meet indicative requirements but would deliver relatively limited numbers of affordable housing and contributions towards local infrastructure. Therefore, it is considered that minor sustainability benefits would result from development.</p>

SHLAA ref	Site Name
Site 3260	Upper Studley

Figure G.6 Site 3260 - Upper Studley



Table G.8 Site 3260 - Upper Studley

SHLAA ref	Site Name
Site 3260	Upper Studley
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site is situated on open, grassland/semi-improved grassland currently utilised as a small-holding on the south-western edge of the town. The land is characterised by its relationship to the existing urban edge, Lambrok Stream and agricultural fields associated with Southwick Court. The site is not subject to environmental designations. However, records indicate the presence of protected species (Bechstein's bats) using mature trees and hedgerows on site for foraging and roosting. As such, these Biodiversity Action Plan (BAP)

SHLAA ref	Site Name
Site 3260	Upper Studley
	<p>Priority Habitat features would need to be protected and bolstered with new planting in order to mitigate the effects of housing development and increased recreational pressure.</p> <p>WATER</p> <ul style="list-style-type: none"> The Lambrok Stream and its flood plain to the immediate south/south-east of the site would be a significant consideration in any subsequent planning process. Appropriate stand-offs to the Stream would be required in order to manage the risk of flooding and would therefore determine any subsequent layout. This would have the effect of reducing the net developable area. <p>LANDSCAPE</p> <ul style="list-style-type: none"> Development of the site for housing would inevitably lead to a loss of greenfield land and extend the urbanising effect of Silver and Spring Meadows on what is currently rolling water meadows associated with the Lambrok Stream and Southwick Country Park. Whilst the land is of moderate landscape character, there would be a need to ensure the development of the site provides effective screening. This could be achieved through a layout that retains and bolsters existing hedgerows/hedgerow trees and provides open space along the Lambrok Stream corridor. In order to achieve this, the net developable area would need to be reduced. <p>EDUCATION</p> <ul style="list-style-type: none"> There is an urgent need for additional primary school provision at the town. The Core Policy 29 of the Wiltshire Core Strategy anticipated the early delivery of additional primary and secondary school provision on the allocated Ashton Park site. However, this major development scheme has been delayed and hence the pressure on existing local schools has reached a critical level. Development proposals on this site would need to be capable of helping address this issue.
Accessibility	<p>The site is situated on the edge of the town with access to local/town centre services and facilities achievable through walking, cycling and public transport.</p> <p>Access/egress through existing built form at Spring Meadows would be unacceptable in amenity terms. Therefore access/egress would need to be holistically planned to include a new junction arrangement off the A361.</p>
Overall suitability	<p>Whilst this site is not without constraint, such matters are considered to be capable of being appropriately mitigated but would reduce the developable area of the site and dwelling capacity to approximately 20 dwellings.</p> <p>The site is sustainably located and development would of this site would help maintain the supply of new homes at the town.</p>
Step 2	

SHLAA ref	Site Name
Site 3260	Upper Studley
Fit with area strategy	<p>As a Principal Settlement, Trowbridge is anticipated to be a primary focus for development. Moreover, the role of the town as a significant employment and strategic service centre will be expected to be strengthened over the Plan period up to 2026 and beyond.</p> <p>Approximately 6,810 new dwellings will be provided at Trowbridge over the Plan period (2006-2026). Whilst much of this has either been delivered, or is committed in the form of planning permissions/a strategic allocation (Ashton Park), a significant volume of additional housing will be required in order to help address the overall indicative shortfall at the town alone.</p> <p>This site would deliver a significant number of new homes in an accessible and sustainable location on the edge the existing built framework, thereby contributing towards maintaining local housing supply.</p> <p>In line with the vision for the town and Core Policy 29, additional housing development at the town would need to appropriately contribute towards resolving education capacity deficiencies, particularly at primary level.</p> <p>Development of the site for housing would contribute to the area strategy for the town by supplying homes to help meet indicative requirements but would deliver relatively limited numbers of affordable housing and contributions towards local infrastructure. Therefore, it is considered that minor sustainability benefits would result from development.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	
Summary	<p>The site is sustainably located on the edge of the built framework. Development at this site would extend the built form of the town. But if sensitively planned to include screening and surface water attenuation measures, the site would be capable of being integrated into existing development. To achieve a suitable layout and deliver appropriate mitigation measures, the net developable area would need to be reduced to approximately 20 dwellings..</p> <p>The development of this site would deliver relatively limited numbers of affordable housing and contributions towards local infrastructure. Therefore, it is considered that minor sustainability effects would result from development.</p>

SHLAA ref	Site Name
Site 3565	Land east of the A261 at Southwick Court

Figure G.7 Site 3565 - Land east of the A261 at Southwick Court



Table G.9 Site 3565 - Southwick Court

SHLAA ref	Site Name
Site 3565	Southwick Court
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site is situated on open, agriculturally improved (pasture) grassland that extends from the A361 and south of the current urban edge of the town. The site is not subject to environmental designations. However, records indicate the presence of protected species (e.g. Bechstein's bats) using mature trees and hedgerows on site for foraging and roosting. As such, these (BAP Priority Habitat) features would need to be protected and bolstered with new planting in order to mitigate the effects of housing development and increased recreational pressure.

SHLAA ref	Site Name
Site 3565	Southwick Court
	<p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The Grade II* Listed Southwick Court Farmstead (and its setting) would need to be appropriately protected. A HIA would be needed in order to support and inform any subsequent development proposals. Bearing in mind the significance of this asset and the surrounding historic water meadows, the net developable area of the site would likely need to be significantly reduced in order to accommodate appropriate mitigation measures. Indeed, housing development would need to be located and sensitively planned to occur to the east of the Lambrok Stream in order to address flood risk/drainage issues and protect the significance of the heritage asset and its water meadow setting. Land to the west may become either formal or informal open space or remain in agricultural use, but will not be developed for new homes. The character of the area will therefore help to retain the high significance of this heritage asset. <p>WATER</p> <ul style="list-style-type: none"> The Lambrok Stream and its flood plain to the immediate west of the site would be a significant consideration in any subsequent planning process. Appropriate stand-offs to the Stream would be required in order to manage the risk of flooding and would therefore determine any subsequent layout. This would have the effect of reducing the net developable area. <p>LANDSCAPE</p> <ul style="list-style-type: none"> The site functions as a green infrastructure corridor. The fields are large and open in character and exhibit a strong relationship with the Lambrok Stream (and its floodplain)/Southwick Court (Grade II* Listed Farmstead). Mature hedgerows/Poplar trees provide a natural and logical boundary to the existing settlement edge of Trowbridge. In a wider sense, the site should be considered within the context of surrounding farmland and the Southwick Country Park which serve as buffer between the Town and village of Southwick. Development of the land would therefore alter the area in terms of historic landscape character as the site of medium sensitivity to change. The land exhibits surviving and legible post-Medieval water meadow features. Such features are considered to be rare and are often significant contributors to local landscape character. <p>EDUCATION</p> <ul style="list-style-type: none"> There is an urgent need for additional primary school provision at the town. The Core Policy 29 of the Wiltshire Core Strategy anticipated the early delivery of additional primary and secondary school provision on the allocated Ashton Park site. However, this major development scheme has been delayed and hence the pressure on existing local schools has reached a critical level. Development proposals on this site would need to be capable of helping address this issue.

SHLAA ref	Site Name
Site 3565	Southwick Court
Accessibility	<p>The site is situated in an accessible location on the edge of the town with the ability to connect with local services and facilities located within the housing developments to the north.</p> <p>Vehicular access/egress to the site would need to be holistically planned. Potential vehicular, pedestrian and cycling routes through existing built form to the immediate north on to Silver Street Lane would likely need to be explored due to on-site constraints such as potential flood risk and heritage impact.</p>
Overall suitability	<p>Whilst this site is not without significant constraint, such matters are considered to be capable of being appropriately mitigated but would considerably reduce the developable area of the site and dwelling capacity to approximately 180 dwellings.</p> <p>The site is sustainably located and development would of this site would help maintain the supply of new homes at the town as well as make a significant contribution towards affordable housing provision.</p>
Step 2	
Fit with area strategy	<p>As a Principal Settlement, Trowbridge is anticipated to be a primary focus for development. Moreover, the role of the town as a significant employment and strategic service centre will be expected to be strengthened over the Plan period up to 2026 and beyond.</p> <p>Approximately 6,810 new dwellings will be provided at Trowbridge over the Plan period (2006-2026). Whilst much of this has either been delivered, or is committed in the form of planning permissions/a strategic allocation (Ashton Park), a significant volume of additional housing will be required in order to help address the overall indicative shortfall at the town alone.</p> <p>This site would deliver a significant number of new homes in an accessible and sustainable location on the edge the existing built framework, thereby contributing towards maintaining local housing supply.</p> <p>In line with the vision for the town and Core Policy 29, additional housing development at the town would need to appropriately contribute towards resolving education capacity deficiencies, particularly at primary level. This may be achieved through a variety of means, including dedicating land for the provision of a primary school.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A

SHLAA ref	Site Name
Site 3565	Southwick Court
Step 4	
Summary	<p>The site is sustainably located on the edge of the built framework. Development at this site would extend the built form of the town. But if sensitively planned to include: screening, surface water attenuation/flood risk control measures, protection and enhancement of heritage assets and their setting the site would be capable of being integrated into existing development. To achieve a suitable layout and deliver appropriate mitigation measures, the net developable area would need to be considerably reduced which would result in a dwelling capacity of approximately 180 dwellings.</p> <p>Development of the site for housing would contribute to the area strategy for the town by boosting the supply of homes to help meet indicative requirements. Overall moderate sustainability effects would result from development. However, if the site can help deliver a solution to address deficiencies in local primary school provision and address constraints, then the overall sustainability benefits of development at this location would be significant.</p>

Conclusion - selection of preferred sites

Table G.10 Conclusion - selection of preferred sites

Step 5	
Fit with spatial strategy	<p>Trowbridge is designated as a Principal Settlement and therefore anticipated to accommodate significant levels of development over the Plan period. That said, land within and around the town is not without constraint in terms of environmental constraints (i.e. the need to safeguard protected bat species, important priority habitats and the openness of the Western Wiltshire Green Belt); as well significant capacity issues within local primary schools.</p> <p>The indicative housing requirements for the wider Community Area (c165) have already been met and hence there is no pressing requirement to identify sites at the Large Villages (Hilperton, North Bradley and Southwick) in order to maintain overall levels of housing supply in the Large Villages.</p> <p>However, despite the need to identify sites for additional housing at the town, there are significant ecological (protected bat species)/landscape (Green Belt) and infrastructure (education capacity) constraints that potentially limit the choice of available sites.</p> <p>The seven site options carried through from Stage 3 are considered to represent the best and most appropriate options to potentially allocate at the town. Whilst they would not be capable of delivering all the indicative housing requirements for the town, they would nonetheless positively contribute towards meeting some of the indicative shortfall. Moreover, they would contribute towards delivering the aims of the area strategy through a plan-led approach to maintaining levels of housing supply at the town and delivering important infrastructure.</p>
Selection of preferred sites	<p>Whilst development options at the town are severely limited due to environmental and school capacity constraints, the options that have been considered are available, achievable and deliverable.</p> <p>However, of the seven sites that have been considered in detail through the Stage 4a assessments, one particular site – 293 raises concerns that would be problematic to mitigate. The site lies immediately east of Elizabeth Way and site options 297/263.</p> <p>Whilst the construction of the new road has introduced a hard, urbanising feature into the local landscape, it nonetheless divides the land into two discrete areas. One to the west of the road that relates to the urban edge of Trowbridge; and one to the east that relates more to the rural feel and setting of Hilperton.</p> <p>Notwithstanding that effects would be capable of mitigation through a significant reduction in the developable area, allocating land for development to the east of Elizabeth Way would inevitably lead to a partial denudation of the buffer between the town and village and would result in development at odds with its surrounds.</p> <p>Moreover, development of site 293 would alter to some degree the setting of the Hilperton Road Conservation Area, Listed Buildings at Highfield and St Michael and All Angels Church. In addition. Therefore, it is recommended that the site is not allocated in the draft Plan.</p>

	<p>In terms of the six sites that are proposed for allocation at the town, whilst each is not without constraint, all adverse effects associated with development would be capable of appropriate mitigation. Indeed, the provision of these additional housing options at the town would bring significant social, economic and environmental benefits.</p> <p>The proposed allocations would bolster the supply of housing land at the town over the remainder of the Plan period up to 2026. Moreover, they help address the strategic objectives for the town, as set out in paragraph 5.150 and Core Policy 29 of the Core Strategy.</p> <p>One such objective relates to the immediate need for additional primary school capacity at town. On the basis that the Plan proposes to allocate a significant level of growth in the form of sites to the south and south-west of the town, the evidence points to an urgent need to identify land for an additional school site, or sites in that area. In order to ensure that land is secured and then subsequently developed for a new school, or schools, the Council will work with developers to explore and appropriately execute all available funding mechanisms.</p> <p>The sites in scope for providing land for new primary school capacity – i.e. Southwick Court and Elm Grove Farm, are appropriately located on the edge of the town; and of a sufficient size to accommodate a new school. However, bearing in mind the significance of the heritage asset at Southwick Court and the need provide screening to support the maintenance of its setting, the Elm Grove site would offer the best prospects of delivering a new school. Therefore the ‘strategic’ choice, in terms of addressing the evidential need for new primary school capacity points to Elm Grove Farm.</p> <p>Other significant benefits to be accrued from the proposed allocations include a comprehensive approach to addressing ecological constraints at the town through the protection and enhancement of important BAP habitat features within the sites, thereby strengthening connectivity around the periphery of the town. This will assist in the process of strategically managing recreational pressure on protected bat species associated with the Bath and Bradford-on-Avon Bats Special Area of Conservation (SAC).</p> <p>With respect to the qualifying features of the Bath and Bradford-on-Avon SAC, the Council are in the process of finalising a draft Trowbridge Recreation Mitigation Strategy. The Strategy will identify ‘exclusion areas’ (i.e. areas not suitable for development due to impacts from recreation). Once the Strategy has been prepared it will need to be assessed by Natural England and thereafter used to inform future development proposals at the town.</p> <p>Therefore, on the basis that mitigation measures would be capable of addressing environmental and school capacity constraints, the following preferred sites are recommended for allocation within the draft Plan.</p>
Preferred sites	The following sites are considered to be available, achievable and deliverable at Trowbridge.

Table G.11	
Site name	Approximate dwelling capacity
Elizabeth Way (two sites to be allocated together)	205
Land off the A363 at White Horse Business Park	150
Elm Grove Farm	200
Church Lane	45
Upper Studley	20
Southwick Court	180
TOTAL	800

Trowbridge Community Area Topic Paper - Cabinet version

This page is intentionally left blank

Warminster Community Area Topic Paper - Cabinet version

■	Main sections	
1	Introduction	3
2	Warminster Community area	6
3	Settlement boundary review	9
4	Overview of the site selection process	10
5	Outcome of the site selection process for Warminster	12
6	Outcome of the Warminster Community Area Remainder site selection process	19
7	Conclusions	25
■	Appendices	
A	Proposals for revised settlement boundaries	27
B	SHLAA sites considered during the site selection process	41
C	Exclusionary criteria considered at Stage 2a of the site selection process	48
D	Assessment criteria and output from Stage 2a of the site selection process	55
E	Assessment criteria and output from Stage 2b of the site selection process	72
F	Assessment criteria and output from Stage 3 of the site selection process	82
G	Assessment criteria and output from Warminster Stage 4a of the site selection process	108

1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Warminster Community Area.

Settlement boundary review

1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan⁽¹⁾.

1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the Plan period in accordance with national policy and to compliment neighbourhood planning.

Topic paper structure

1.5 *Table 1.1* shows the layout of the Warminster Community Area Topic Paper (CATP). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Warminster Community Area Topic Paper

#	Section	Appendices
2	Community area	Planning policy context for the Warminster Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Warminster	Summary of the site selection process for Warminster (Stage 1 to 4a). It outlines the methodology and identifies whether housing site allocations at Warminster should be included in the Plan. This section summarises the outcome of the site selection process and provides justification for the Plan's proposed allocations.	Appendix B contains maps of each settlement showing SHLAA sites considered during the site selection process. They show whether sites have been identified for allocation or at which stage they have been removed from the site selection process.
6	Outcome of the Warminster Community Area Remainder site selection process	Summary of the Warminster Community Area Remainder site selection process (Stage 1 to 4a). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan. This section summarises the outcome of the site selection process and provides justification for the Plan's proposed allocations.	<p>Appendix C contains maps of each settlement showing the exclusionary assessment criteria considered at Stage 2a of the site selection process.</p> <p>Appendix D contains the assessment criteria and output from Stage 2a of the site selection process.</p> <p>Appendix E contains the assessment criteria and output from Stage 2b of the site selection process.</p> <p>Appendix F contains the assessment criteria and output summary from Stage 3 of the site selection process.</p> <p>Appendix G contains the assessment criteria and output from Stage 4a of the site selection process.</p>

7	Conclusions	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	
---	--------------------	--	--

2. Warminster Community area

Context

2.1 The WCS provides the context for the Plan in relation to the Warminster Community Area. Core Policies 1 (Settlement Strategy) and 31 (Warminster Area Strategy) set out:

- the settlement hierarchy for sustainable development in the Warminster Community Area, and
- associated indicative housing requirements.

2.2 Core Policy 31 requires approximately 2,060 new homes to be provided in the Warminster Community Area. Of these, about 1,920 homes should occur at Warminster (including land identified for strategic growth as part of the West Warminster Urban Extension) and approximately 140 homes will be provided in the rest of the community area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Warminster Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

2.3 The settlements listed in *Table 2.1* below fall within the Warminster Community Area.

Table 2.1 Settlement Strategy in the Warminster Community Area

Market Town	Warminster
Large Villages	Chapmanslade, Codford, Corsley, Heytesbury and Sutton Veny
Small Villages	Chitterne, Crockerton, Horningsham, Longbridge Deverill, Maiden Bradley, Stockton and Upton Scudamore

Issues and considerations

2.4 Core Policy 31 and the supporting text (paragraph 5.158) of the WCS identify specific issues to be addressed in planning for the Warminster Community Area, including:

- Warminster has limited locational opportunities for new development due to a range of environmental constraints such as the Cranborne Chase and West Wiltshire Downs AONB, a Special Landscape Area, a number of SSSIs and County Wildlife Sites. New development will need to be carefully managed to ensure appropriate mitigation is implemented
- all development within the community area will need to conserve the designated landscape of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics
- development in the vicinity of the River Avon (Hampshire) or Salisbury Plain must incorporate appropriate measures to ensure that it will not adversely affect the integrity of those Natura 2000 sites

- development which increases recreational pressure upon the Salisbury Plain Special Protection Area (SPA) will not be permitted unless proportionate contributions are made to offset impacts through the Wessex Stone Curlew Project⁽²⁾
- concentrations of water phosphate in the River Wylye are high, derived from the sewage treatment works in the town and agricultural activity in the surrounding area. These current phosphate issues may lead to potential impacts on the River Avon Special Area of Conservation (SAC) located downstream. Any additional development must ensure that the impact of phosphates in the water system are pro-actively managed to ensure the current issues are addressed; the Nutrient Management Plan identifies appropriate mitigation for this matter⁽³⁾. Where the Environment Agency has concluded that increased discharges at a sewage treatment works could not be fully mitigated through the Environmental Permitting Regime, all relevant development will provide effective mitigation where necessary, to ensure there are no detrimental impacts to the River Avon Special Area of Conservation in accordance with Core Policy 69
- all development required to maintain the integrity of the Bath and Bradford Bats Special Area of Conservation (SAC), having particular regard to the Wiltshire Bats SAC Guidance⁽⁴⁾.

2.5 The Wiltshire Infrastructure Delivery Plan ('the IDP')⁽⁵⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- extension of primary schools to provide additional places
- new site to co-locate additional secondary places within West Warminster Urban Extension strategic site
- provision of additional nursery school places
- support development of local primary care health facilities, as most practices at capacity
- improvements to (including relocation/ replacement) of Warminster Fire Station

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 The housing requirements for Warminster Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for Warminster Community Area at April 2017⁽⁶⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement

2 Wiltshire Council (2015). Salisbury Plain SPA - HRA and Mitigation Strategy. Available at:

<http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment/writingecologicalsurveysplanning.htm>

3 Environment Agency (2015). River Avon Special Area of Conservation Nutrient Management Plan for phosphorous Annex 1, and Annex 4: Phosphorous in the Hampshire Avon Special Area of Conservation technical report. Available at: <https://www.gov.uk/government/publications/nutrient-management-plan-hampshire-avon>.

4 Bat Special Areas of Conservation (SAC) - Planning Guidance for Wiltshire (Issue 3.0, September 2015). Available at: <http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment/writingecologicalsurveysplanning.htm>

5 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Warminster Community Area.*

6 Wiltshire Council (June 2017). *Topic Paper 3 Housing Land Supply.*

Warminster	1,920	603	855	462
Warminster CA Remainder	140	90	18	32
Warminster CA	2,060	693	873	494

Neighbourhood planning

2.8 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

2.9 Warminster Community Area has one made neighbourhood plan and none in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by this neighbourhood plan. As the neighbourhood plan is sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this includes information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁷⁾.

Table 2.3 Status of neighbourhood plans in the Warminster Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Warminster	Made plan (Nov 2016)	No	No

7 Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Warminster Community Area:

- Warminster
- Chapmanslade
- Codford
- Corsley
- Heytesbury, and
- Sutton Veny

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁸⁾.

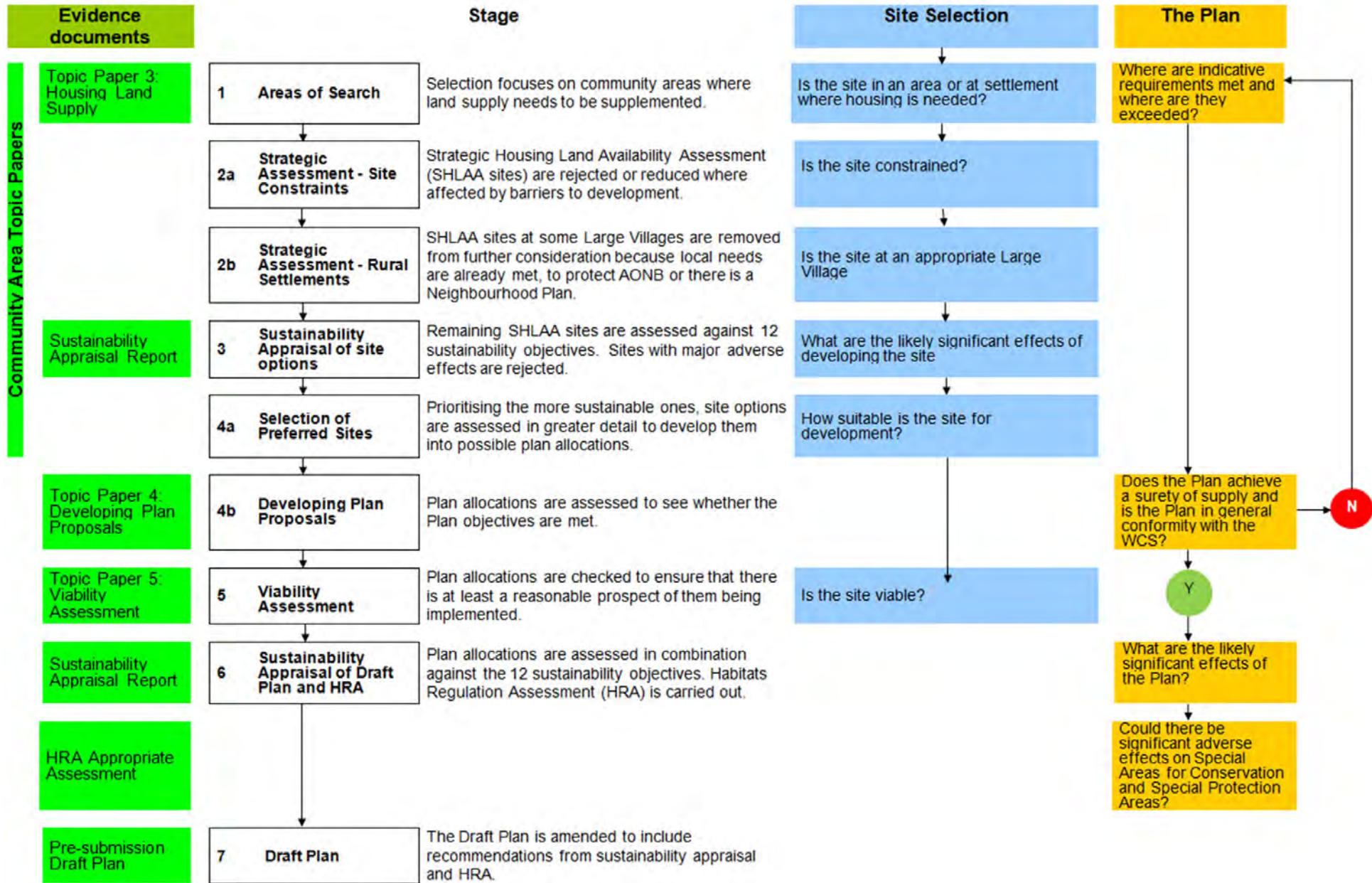
3.3 No settlements in the Warminster Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

8 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology⁽⁹⁾.*

9 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.



5. Outcome of the site selection process for Warminster

Overview

- 5.1** This section summarises the outcome of the site selection process for the Market Town of Warminster. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽¹⁰⁾.
- 5.2** The decisions taken after each stage of the process for Warminster, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Warminster. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4** *Table 2.2* demonstrates that there is an indicative residual requirement of 462 dwellings at Warminster to be delivered during the Plan period.
- 5.5** Therefore, the Plan will need to consider the potential to allocate additional land to help meet the indicative residual requirement. The site selection process for Warminster progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

- 5.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in Warminster. Strategic Housing Land Availability Assessment (SHLAA) sites at this settlement are assessed against a range of exclusionary criteria. They are removed or reduced where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 5.7** **Appendix B** contains a map of Warminster, showing Strategic Housing Land Availability Assessment (SHLAA) sites considered during the site selection process. **Appendix C** contains maps showing the exclusionary criteria, while **Appendix D** contains the assessment criteria and output from Stage 2a, including reasons why individual sites have been removed.
- 5.8** *Table 5.1* below summarises the output from the Stage 2a assessment for Warminster.

Table 5.1 SHLAA sites considered at Stage 2a at Warminster.

Settlement	SHLAA sites removed due to application of Exclusionary Criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Warminster	214, 215, 218, 220, 221, 223, 224, 226, 238, 239, 240, 241, 242, 273, 275, 277, 303, 433, 606, 631, 680, 730, 743, 791, 1007, 1029, 1030, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2091, 3084, 3516.	302, 304, 603, 793, 1032, 3242

- 5.9** **Appendix B** highlights SHLAA sites removed after Stage 2 of the site selection process.

10 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

Stage 3: Sustainability Appraisal of remaining SHLAA sites

- 5.10** After a high level assessment, the six remaining potential sites have been assessed using Sustainability Appraisal (SA). The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site has been assessed against each of the objectives using a consistent set of decision-aiding questions. Each option was then scored under each objective based on a generic assessment scale from major positive to a major adverse effect⁽¹¹⁾.
- 5.11** **Appendix F** contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for Warminster. Detailed assessments of individual sites are included within the Sustainability Appraisal Report⁽¹²⁾.
- 5.12** Potential sites are rejected where the appraisal concludes development would result in one or more major adverse effects. The remaining potential sites in each area or settlement are compared in terms of the balance of their sustainability benefits versus adverse effects. The appraisal therefore suggests potential sites that are 'more sustainable' or 'less sustainable', as shown in *Table 5.2*.

Table 5.2 SHLAA sites considered at Stage 3 at Warminster

SHLAA ref	Site name	Outcome after Stage 3
Site 302	Land at Bradley Road	More Sustainable
Site 304	Land at Boreham Road	More Sustainable
Site 603	Land east of The Dene	Less Sustainable
Site 793	Westbury Road	Rejected
Site 1032	Bore Hill Farm	Less Sustainable
Site 3242	Land adjacent to Fanshaw Way	Rejected

Sites removed after Stage 3

- 5.13** *Table 5.3* below shows the sites removed after Stage 3.

Table 5.3 SHLAA sites removed after Stage 3 at Warminster

SHLAA ref	Site name	Reasons for removing after Stage 3
Site 793	Westbury Road	<ul style="list-style-type: none"> Adverse landscape issues likely to arise from the development of this site.
Site 3242	Land adjacent to Fanshaw Way	<ul style="list-style-type: none"> The site falls within an exclusion zone saved under policy U5 of the West Wiltshire Local Plan and several other moderate adverse effects are identified including, potential adverse impact on the River Avon SAC, topography, loss of Grade 1 Agricultural Land, flooding, drainage and lack of secondary school provision.

11 Wiltshire Council (June 2017). *Sustainability Appraisal*.

12 Wiltshire Council (June 2017). *Sustainability Appraisal*.

Sites taken forward

5.14 Table 5.4 below shows the sites taken forward to the next stage of the site selection process.

Table 5.4 SHLAA sites taken forward after Stage 3 at Warminster

SHLAA ref	Site name
Site 302	Land at Bradley Road
Site 304	Land at Boreham Road
Site 603	Land east of The Dene
Site 1032	Bore Hill Farm

5.15 Appendix B highlights SHLAA sites removed after Stage 3 of the site selection process.

Stage 4a: Selection of preferred sites

5.16 The purpose of this stage, which involves five steps, is to select those SHLAA sites that should be site allocations. The 'more sustainable' sites (site options), resulting from the assessment in Stage 3, are individually assessed in more detail for suitability and fit with the area strategy (steps 1-4). The conclusion selects preferred sites (step 5)⁽¹³⁾.

5.17 Where necessary, 'less sustainable' sites have been considered in order to ensure that the community area provides an appropriate contribution towards meeting local indicative housing requirements. For Warminster it has been necessary to consider 'less sustainable' sites given the outstanding remaining requirement for the town.

5.18 Appendix G contains the assessment criteria and output from Stage 4a of the site selection process for Warminster. This includes a maximum dwelling capacity for the preferred sites identified for allocation, as well as identifying particular considerations connected to each site that should be referred to by the Plan.

5.19 Table 5.5 below shows the site options considered at Stage 4a.

Table 5.5 Site options considered at Stage 4a at Warminster

SHLAA ref	Site name	SHLAA capacity
Site 302	Land at Bradley Road	11
Site 304	Land at Boreham Road	30
Site 603	Land east of The Dene	163
Site 1032	Bore Hill Farm	60
TOTALS		264

Sites removed after Stage 4a

5.20 There were no site options removed after Stage 4a.

13 Wiltshire Council (June 2017). Topic Paper 2: Site Selection Process Methodology

Preferred sites

5.21 Table 5.6 below shows the preferred sites identified for allocation and the revised capacity following the consideration of necessary mitigation measures and the need to reduce the net developable area.

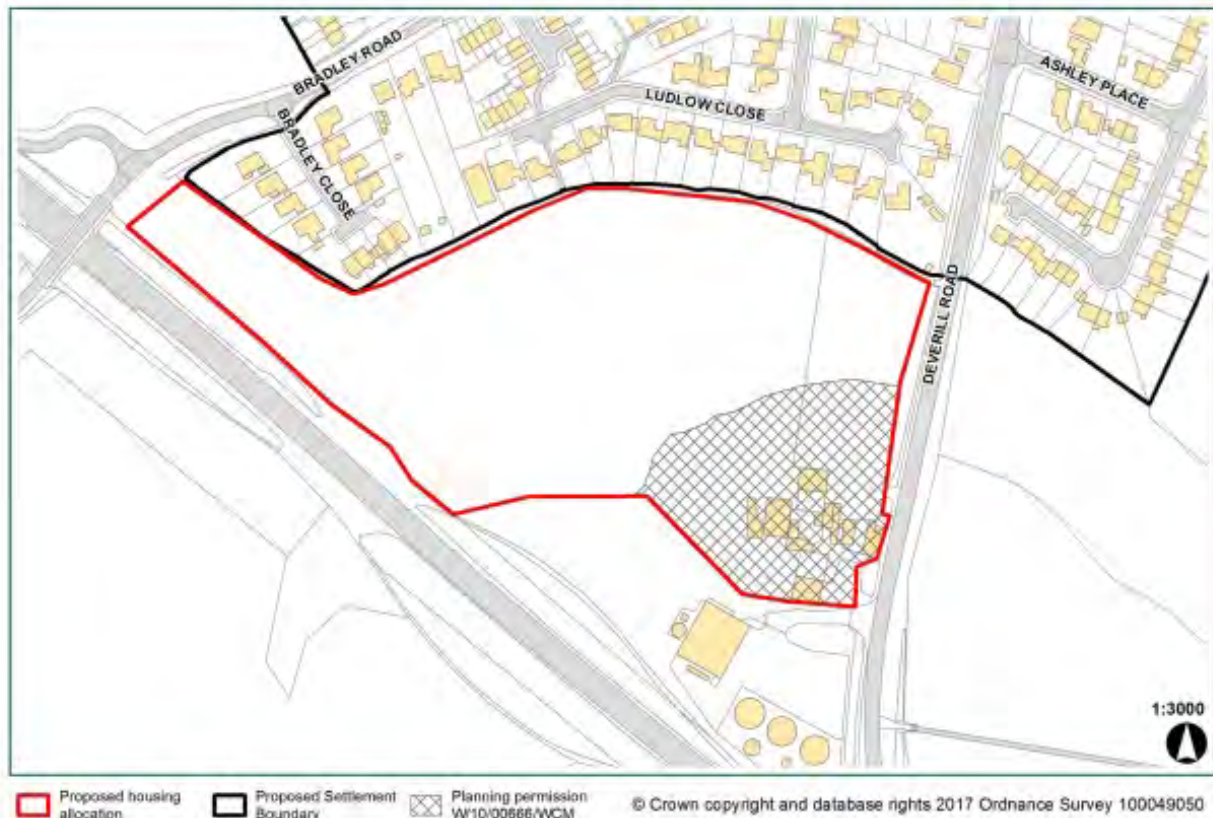
Table 5.6 Preferred sites identified for allocation at Warminster

SHLAA ref	Site name	Capacity after mitigation
Site 302/ Site 1032	Land at Bradley Road, Warminster/ Land at Bore Hill Farm	70
Site 304	Land at Boreham Road	30
Site 603	Land east of The Dene	100
TOTAL:		200

5.22 Sites 302 and 1032 have been combined, as together they present an opportunity to holistically provide a significant level of housing development in a sustainable location and to ensure the provision of a suitable access/egress arrangement, open space and landscaping. Therefore, three available, achievable and deliverable sites are identified for allocation in Market Lavington. The following paragraphs set out the justification for their allocation.

Sites 302 and 1032 - Land at Bore Hill Farm/ Bradley Road

Figure 5.1 Sites 302 and 1032 - Land at Bore Hill Farm/ Bradley Road, Warminster

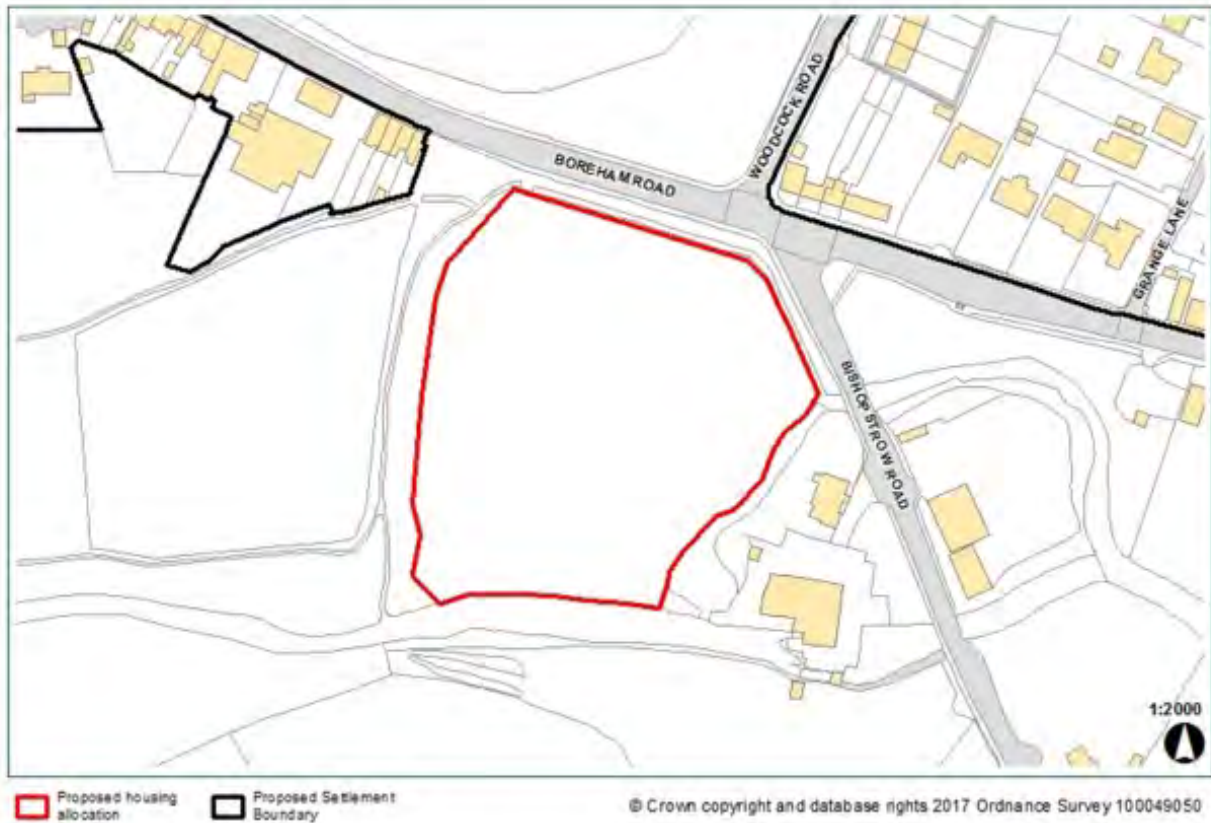


- 5.23** The site (as combined) is allocated for the development of approximately 70 dwellings. It is in a location that has the capacity to accommodate change from an environmental, landscape and heritage perspective, and could assimilate into the existing built form of the town. The site is in an accessible and sustainable location served by existing highways infrastructure. The allocation includes land which benefits from an extant planning permission for light industrial and office use ⁽¹⁴⁾. The incorporation of the employment land within the allocation would provide for the servicing of the land as part of any development proposals. The development of approximately 70 dwellings would contribute towards the availability of affordable and open market housing at Warminster.

14 Planning application W/10/0666/WCM refers

Site 304 – Land at Boreham Road

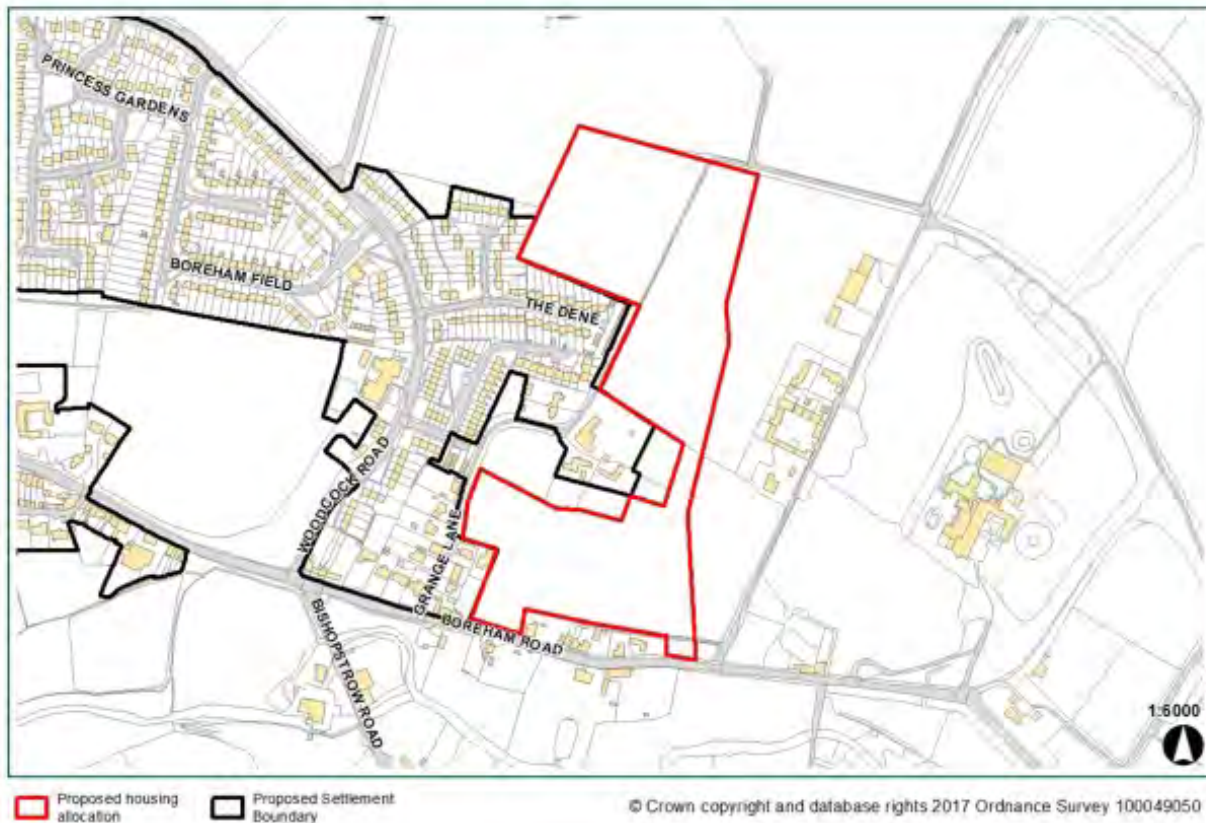
Figure 5.2 Site 304 – Land at Boreham Road



- 5.24** The site is allocated for the development of approximately 30 dwellings. It is in a location that has the capacity to accommodate some change from an environmental, landscape and heritage perspective, and could assimilate into the existing built form of the town. The site is in an accessible and sustainable location served by existing highways infrastructure. The development of approximately 30 dwellings would contribute towards the availability of affordable and open market housing at Warminster.

Site 603 - Land east of The Dene, Warminster

Figure 5.3 Site 603 - Land east of The Dene, Warminster



- 5.25** The site is allocated for the development of approximately 100 dwellings. It is in a location that has the capacity to accommodate some change from an environmental, landscape and heritage perspective, and could assimilate into the existing built form of the town. The site is in an accessible and sustainable location served by existing highways infrastructure. The development of approximately 100 dwellings would contribute towards the availability of affordable and open market housing at Warminster.
- 5.26** **Appendix B** highlights preferred sites identified for allocation.

6. Outcome of the Warminster Community Area Remainder site selection process

Overview

- 6.1 This section summarises the outcome of the site selection process for the Warminster Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽¹⁵⁾.
- 6.2 The decisions taken after each stage of the process for the Warminster Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3 The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative requirement outstanding for the Warminster Community Area. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4 *Table 2.2* demonstrates an indicative residual requirement of 32 dwellings for the Warminster Community Area Remainder to be delivered during the Plan period.
- 6.5 Therefore, the Plan will need to consider the potential to allocate additional land to help meet the indicative residual requirement. The site selection process for the Warminster Community Area Remainder progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

- 6.6 The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in the Warminster Community Area Remainder. Strategic Housing Land Availability Assessment (SHLAA) sites at the Large Villages are assessed against a range of exclusionary criteria. They are removed or reduced in capacity where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 6.7 Only SHLAA sites in the immediate surrounds of settlements are considered through the Stage 2a assessment. Sites within the open countryside or at Small Villages (i.e. not located at Large Villages, Local Service Centres, Market Towns or Principal Settlements) are not considered as potential housing allocation sites and, therefore, removed from further consideration⁽¹⁶⁾.
- 6.8 *Table 6.1* below lists the SHLAA sites removed prior to the Stage 2a assessment on this basis.

Table 6.1 SHLAA sites removed prior to Stage 2a for being in the open countryside or at a Small Village

Area of search	SHLAA sites in the open countryside or at a Small Village
Warminster CA Remainder	307, 323, 324, 632, 633, 726, 727, 737, 3090, 3495, 3503, 3505, 3535

15 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

16 Wiltshire Council (September 2011). Strategic Housing Land Availability Assessment (SHLAA) Methodology. Paragraph 5.44

6.9 **Appendix B** contains maps of the Large Villages within the Warminster Community Area Remainder, showing SHLAA sites considered during the site selection process. **Appendix C** contains maps showing the exclusionary criteria, while **Appendix D** contains the assessment criteria and output from Stage 2a, including reasons why individual sites have been removed.

6.10 *Table 6.2* below summarises the output from the Stage 2a assessment for the Warminster Community Area Remainder.

Table 6.2 SHLAA sites considered at Stage 2a in the Warminster Community Area Remainder

Settlement	SHLAA sites removed due to application of Exclusionary Criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Chapmanslade	None	316, 1022, 3203
Codford	252, 278, 611, 1028, 3087, 3114, 3505, 3507, 3545, 3546	612, 3397, 3491, 3506
Corsley	3328	629, 630, 3561
Heytesbury	176	3486
Sutton Veny	320, 3494	3407, 3457, 3510

6.11 Therefore, the outcome of the Stage 2a assessment for the Warminster Community Area Remainder illustrates the availability of land at the following Large Villages:

- Chapmanslade
- Codford
- Corsley
- Heytesbury, and
- Sutton Veny

Stage 2b: Identifying requirement for growth in Large Villages

6.12 In order to deliver sustainable growth, site allocations may not be necessary at all of these Large Villages. The purpose of Stage 2b is to establish whether any should be removed from the 'area of search'. As such, Stage 2b performs a comparative analysis of Large Villages within the community area remainder. If any are removed, sites in and around these Large Villages would be removed and not taken forward to the next stage.

6.13 **Appendix E** contains the assessment criteria and output from Stage 2b of the site selection process. *Table 6.3* below summarises the Stage 2b assessment for the Large Villages within the Warminster Community Area Remainder, showing those that have been removed and not taken forward to the next stage.

Table 6.3 Summary of the Stage 2b Assessment of Large Villages in the Warminster Community Area Remainder

Large Village	Justification for not taking forward to the next stage
Corsley	<ul style="list-style-type: none"> • Constrained by the AONB • No primary school in village

Large Village	Justification for not taking forward to the next stage
Sutton Veny	<ul style="list-style-type: none"> Constrained by the AONB Primary school full and not capable of expansion

6.14 Therefore, only sites in the Large Villages of Chapmanslade, Codford and Heytesbury, which have not been removed due to the application of exclusionary criteria at Stage 2a, have been taken forward to the next stage of the site selection process (Stage 3).

6.15 **Appendix B** highlights SHLAA sites removed after Stage 2 of the site selection process.

Stage 3: Sustainability Appraisal of remaining SHLAA sites

6.16 After this high level assessment, remaining potential sites have been assessed using Sustainability Appraisal (SA). The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site has been assessed against each of the objectives using a consistent set of decision-aiding questions. Each option was then scored under each objective based on a generic assessment scale from major positive to a major adverse effect⁽¹⁷⁾.

6.17 **Appendix F** contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for Warminster Community Area Remainder. Detailed assessments of individual sites are included within the Sustainability Appraisal Report⁽¹⁸⁾.

6.18 Potential sites are rejected where the appraisal concludes development would result in one or more major adverse effects. The remaining potential sites in each area or settlement are compared in terms of the balance of their sustainability benefits versus adverse effects. The appraisal therefore suggests potential sites that are 'more sustainable' or 'less sustainable' as shown in *Table 6.4*.

Table 6.4 SHLAA sites considered at Stage 3 in the Warminster Community Area Remainder

SHLAA ref	Site name	Outcome after Stage 3
Chapmanslade		
Site 316	Barters Farm	More sustainable
Site 1022	Green Farm Industrial Estate and adjacent land	Rejected
Site 3203	Land at North West Chapmanslade	More sustainable
Codford		
Site 612	Chitterne Road	Rejected
Site 3397	Bury Farmyard, Green Lane	Rejected
Site 3491	Mayflower Farm	Rejected
Site 3506	Manor House Grounds	Rejected

17 Wiltshire Council (June 2017). *Sustainability Appraisal*.

18 Wiltshire Council (June 2017). *Sustainability Appraisal*.

SHLAA ref	Site name	Outcome after Stage 3
Heytesbury		
Site 3486	Heytesbury Park	Rejected

Sites removed after Stage 3

6.19 Table 6.5 below shows sites removed after Stage 3 together with the main reasons.

Table 6.5 SHLAA sites removed after Stage 3 in the Warminster Community Area Remainder

SHLAA ref	Site name	Reasons for removing after Stage 3
Chapmanslade		
Site 1022	Green Farm Industrial Estate and adjacent land	<ul style="list-style-type: none"> Development of the site would result in major adverse effects associated with the loss of employment land. Therefore, it is recommended that this site is not considered further in the site selection process.
Codford		
Site 612	Chitterne Road	<ul style="list-style-type: none"> Major adverse effects are identified associated with the River Avon SAC, therefore it is recommended that these sites are not considered further in the site selection process.
Site 3397	Bury Farmyard, Green Lane	
Site 3491	Mayflower Farm	
Site 3506	Manor House Grounds	
Heytesbury		
Site 3486	Heytesbury Park	<ul style="list-style-type: none"> Major adverse effects are identified in relation to the River Avon SAC, therefore it is recommended that this site is not considered further in the site selection process.

Sites taken forward

6.20 Table 6.6 below shows sites taken forward to the next stage of the site selection process.

Table 6.6 Sites taken forward after Stage 3 in the Warminster Community Area Remainder

SHLAA ref	Site name
Chapmanslade	
Site 316	Barters Farm
Site 3203	Land at North West Chapmanslade

6.21 Appendix B highlights SHLAA sites removed after Stage 3 of the site selection process.

Stage 4a: Selection of preferred sites

6.22 The purpose of this stage, which involves five steps, is to select those SHLAA sites that should be site allocations. The 'more sustainable' sites (site options), resulting from the assessment in Stage 3, are individually assessed in more detail for suitability and fit with the area strategy (steps 1-4). The conclusion selects preferred sites (step 5)⁽¹⁹⁾.

6.23 **Appendix G** contains the assessment criteria and output from Stage 4a of the site selection process. This includes a maximum dwelling capacity for the preferred sites identified for allocation, as well as identifying particular considerations connected to each site that should be referred to by the Plan.

6.24 *Table 6.7* below shows the site options considered at Stage 4a.

Table 6.7 Site options considered at Stage 4a in the Warminster Community Area Remainder

SHLAA ref	Site name	SHLAA capacity
Chapmanslade		
Site 316	Barthers Farm	35
Site 3203	Land at North West Chapmanslade	43
TOTAL		78

Sites removed after Stage 4a

6.25 *Table 6.8* below shows the site option removed after Stage 4a.

Table 6.8 Sites option removed after Stage 4a in the Warminster Community Area Remainder

SHLAA ref	Site name	Reasons why site removed after Stage 4a
Chapmanslade		
Site 3203	Land at North West Chapmanslade	<ul style="list-style-type: none"> Development of the site would very likely have a detrimental ecological impact on the adjoining Black Dog Woods County Wildlife Site (CWS (which contains Ancient Woodland)). Development would have a significant adverse effect on the landscape character of Chapmanslade and the setting of the CWS/Ancient Woodland. The layout of any development is unlikely to be in keeping with the pattern of development hereabouts. Mitigation of the above would be very difficult to mitigate successfully.

Preferred sites

6.26 *Table 6.9* below shows the preferred site identified for allocation and the adjusted capacity following the assessment.

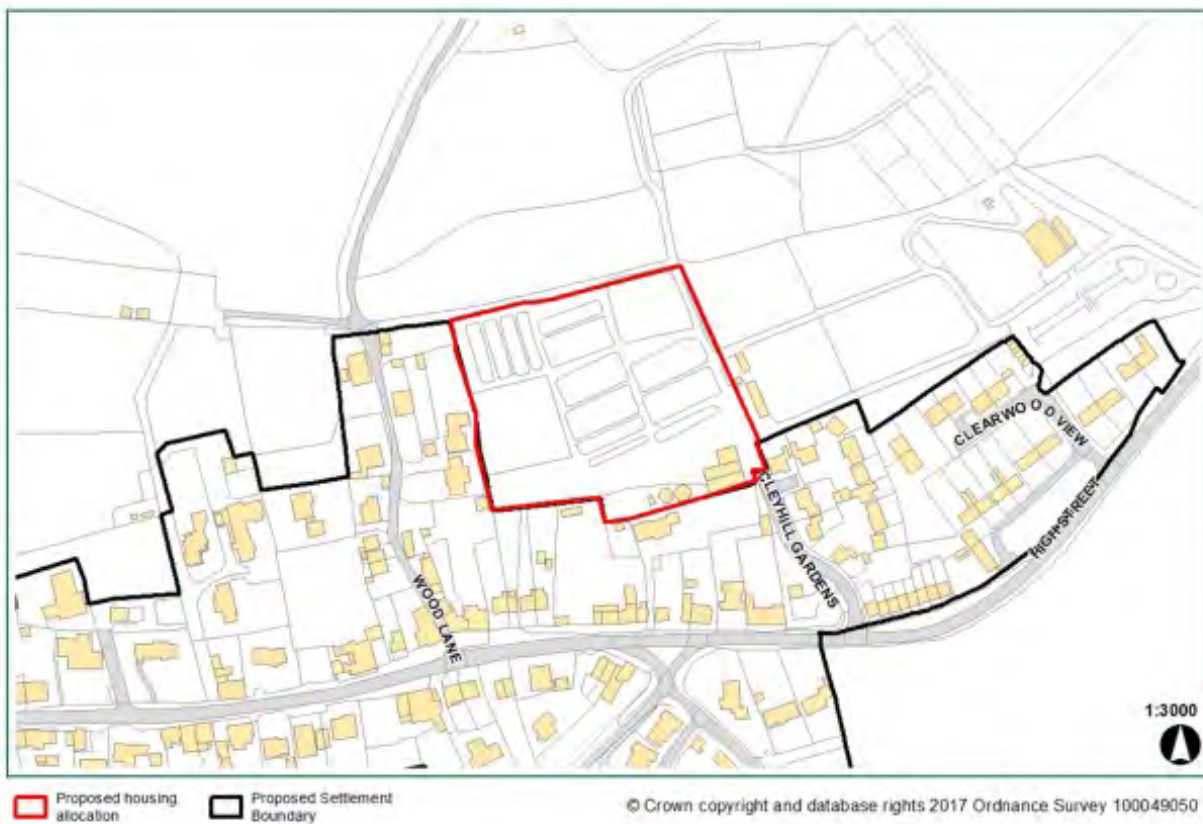
Table 6.9 Preferred site identified for allocation in the Warminster Community Area Remainder.

SHLAA ref	Site name	Capacity
Chapmanslade		
Site 316	Barters Farm	35
TOTAL:		35

6.27 Therefore, one available, achievable and deliverable site is identified for allocation in Chapmanslade. The following paragraph sets out the justification for its allocation.

Site 316 – Barters Farm

Figure 6.1 Site 316 – Barters Farm



6.28 Development of the site would have some adverse impacts, however it is considered that these are not insurmountable, based on available evidence at the time of assessment. The maximum capacity of the site is approximately 35 dwellings. Capacity may be reduced as informed by further detailed assessments required through the planning application process. The site contributes to the area strategy and could help Chapmanslade become more self-contained.

6.29 **Appendix B** highlights the SHLAA site removed after Stage 4a of the site selection process and the preferred site identified for allocation.

7. Conclusions

Warminster

7.1 There is an indicative residual housing requirement of 462 dwellings at the Market Town of Warminster. *Table 7.1* below shows the three preferred sites that have been identified for allocation which will contribute towards delivery of the requirement.

Table 7.1 Preferred sites identified for allocation at Warminster

SHLAA ref	Site name	Capacity
Site 302/ Site 1032	Land at Bradley Road, Warminster/ Land at Bore Hill Farm, Warminster ⁽²⁰⁾	70
Site 304	Land at Boreham Road, Warminster	30
Site 603	Land east of The Dene, Warminster	100
TOTAL:		200

Warminster Community Area

7.2 There is an indicative residual housing requirement of 32 dwellings for Warminster Community Area Remainder. *Table 7.2* below shows the preferred site that has been identified for allocation.

Table 7.2 Preferred site identified for allocation in the Warminster Community Area Remainder.

SHLAA ref	Site name	Capacity
Chapmanslade		
Site 316	Barthers Farm, Chapmanslade	35
TOTAL:		35

Settlement Boundary Review

7.3 The Plan has reviewed the settlement boundaries of the following settlements within the Warminster Community Area:

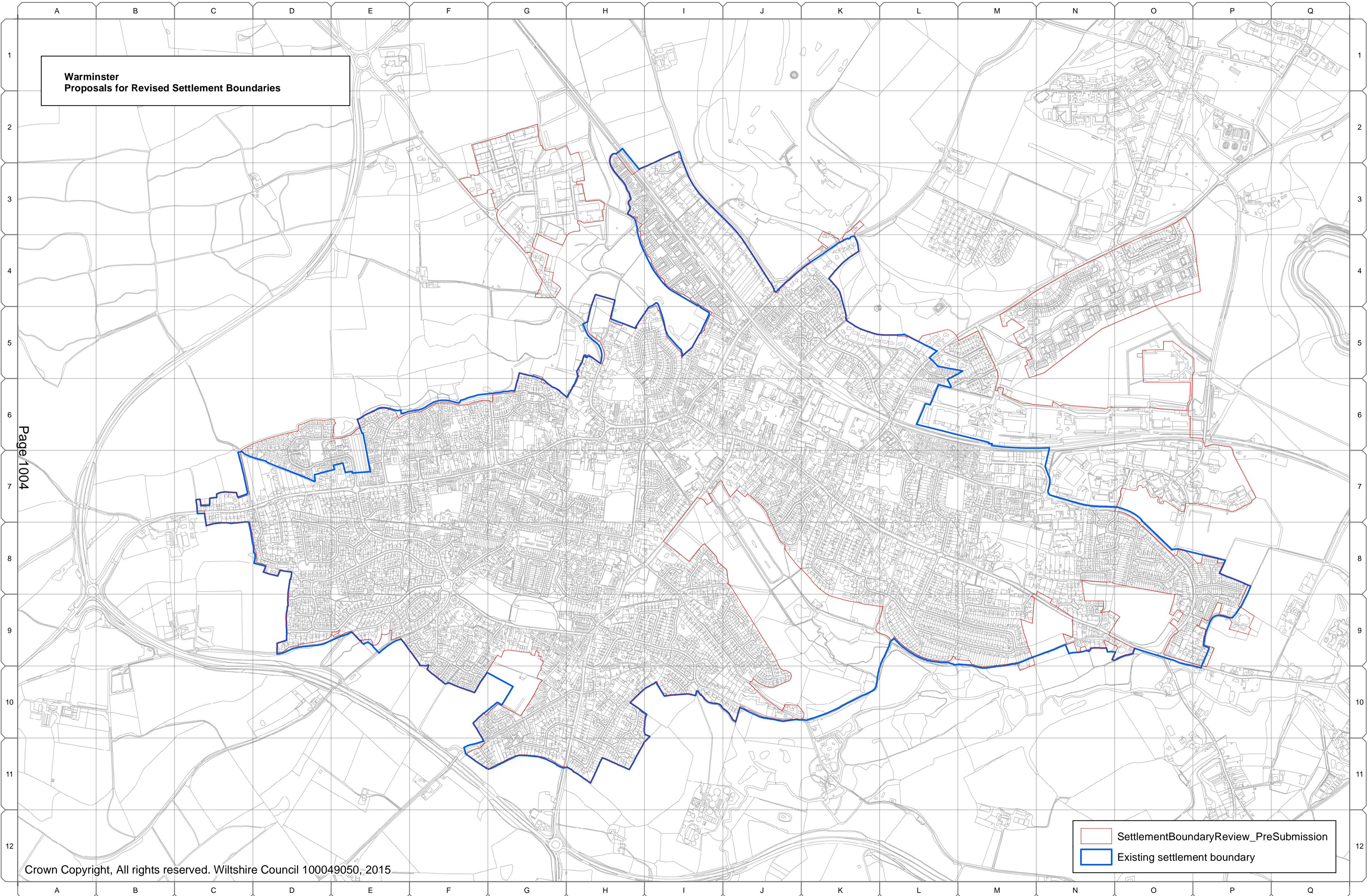
- Warminster
- Chapmanslade
- Codford
- Corsley
- Heytesbury, and
- Sutton Veny

20 Due to the mutual reliance of sites 302 and 1032, in terms of achieving an acceptable point of access, these are to be considered in combination as a single site.



- 7.4** No settlements in the Warminster Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

Appendix A: Proposals for revised settlement boundaries

**Warminster
Proposals for Revised Settlement Boundaries**



Page 1004

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

Warminster

A.1 The preceding map of Warminster illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²¹⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Warminster Settlement Boundary

Map Grid Reference ⁽²²⁾	Proposed Amendment
G9, G10	Amend boundary to exclude recreational space from the boundary.
E9	Amend boundary to remove area of land more closely related to the countryside and to follow defined physical features – curtilages of properties.
E9, D9	Amend boundary to follow but not include clearly defined physical features - the road.
C8, C7, D8	Amend boundary to follow but not include clearly defined physical features - the road.
D6, D7, E6, E7	Amend boundary to include area of built residential development physically related to the settlement.
E6, F6, G6, H5	Amend boundary to follow but not include clearly defined physical features - the road.
F2, G2, H2, F3, G3, H3, G4	Amend boundary to include area of built employment development physically related to the settlement.
H5	Amend boundary to follow but include defined physical feature – the road.
I5	Amend boundary to follow defined physical features – curtilages of properties.
I4, H3	Amend boundary to follow but not include clearly defined physical features - the road.
H2, H3 (N)	Amend boundary to follow but not include clearly defined physical features - the railway line.
K4, K3	Amend boundary to include built development physically related to the settlement.
O3, N4, O4, L5, M5, N5, O5, L6, M6, N6, O6, P6, N7, O7, P7	Amend boundary to include built development physically related to the settlement.

21 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

22 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

O7, O8, P8	Amend boundary to follow but not include clearly defined physical features - the road, and to exclude area more closely related to the countryside.
P9	Amend boundary to include area of built development physically related to the settlement and to follow defined physical features – curtilages of properties.
O9, O8, N8, N9	Amend boundary to exclude area of recreational land more closely relating the countryside.
N9, M9	Amend boundary to exclude area more closely relating the countryside.
K9, K8, J8, I8, I7, J7, J9, J10, K10	Amend boundary to exclude area more closely relating the countryside.
F11	Amend boundary to follow but not include clearly defined physical features - the road.



A B C D E F G H I J K L M N O P Q

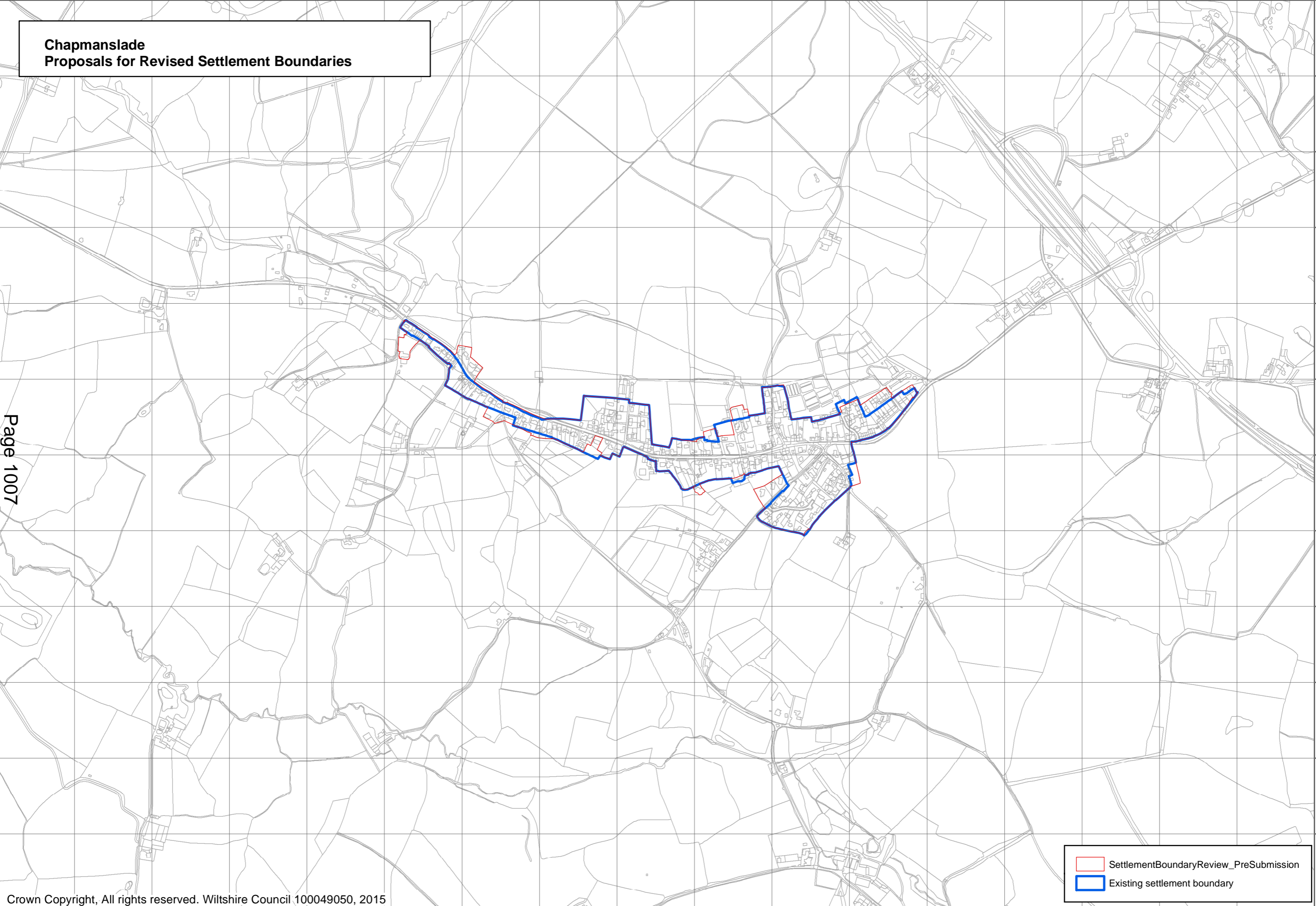
1
2
3
4
5
6
7
8
9
10
11
12

**Chapmanslade
Proposals for Revised Settlement Boundaries**

1
2
3
4
5
6
7
8
9
10
11
12

Page 1007

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary



Chapmanslade

A.2 The preceding map of Chapmanslade illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²³⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed Amendments to Chapmanslade Settlement Boundary



Map Grid Reference ⁽²⁴⁾	Proposed Amendment
F5	Amend boundary to include community facilities development (i.e. village hall) that is physically related to the settlement.
F5, G5	Amend boundary to include built residential development that is physically related to the settlement.
G6, H6	Amend boundary to include built residential development that is physically related to the settlement.
H6	Amend boundary to include curtilage of property physically related to the settlement and to exclude area more closely related to the countryside.
J7 (W)	Amend boundary to include built residential development that is physically related to the settlement.
J7	Amend boundary to exclude employment development on the edge of the large village.
J7, K7	Amend boundary to include built residential development that is physically related to the settlement.
L7	Amend boundary to include built residential development that is physically related to the settlement.
L6	Amend boundary to include built residential development that is physically related to the settlement.
J6	Amend boundary to include built development physically related to the settlement and to exclude area more closely related to the open countryside.

23 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

24 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

**Codford
Proposals for Revised Settlement Boundaries**

Page 1009

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

Codford

A.3 The preceding map of Codford illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²⁵⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed Amendments to Codford Settlement Boundary

Map Grid Reference	Proposed Amendment
F5, F6	Amend boundary to include built residential development that is physically related to the settlement.
G4, G5	Amend boundary to include built residential development that is physically related to the settlement.
G5	Amend boundary to include the curtilage of a property that relates more to the built form of the settlement.
H6, I6	Amend boundary to include built residential development that is physically related to the settlement.
I6	Amend boundary to include built residential development that is physically related to the settlement.
J6	Amend boundary to include built residential development that is physically related to the settlement.
J7, K7	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
J7, J8	Amend boundary to include built residential development that is physically related to the settlement.
I7	Amend boundary to include built residential development that is physically related to the settlement.
H7	Amend boundary to include built community facility development physically related to the settlement.
I7, H6, H7	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
G6	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
F6	Amend boundary to exclude area of land more closely related to the open countryside.

25 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

A B C D E F G H I J K L M N O P Q



1
2
3
4
5
6
7
8
9
10
11
12

**Corsley
Proposals for Revised Settlement Boundaries**

1
2
3
4
5
6
7
8
9
10
11
12

Page 1011



	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Corsley

A.4 The preceding map of Corsley illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.4* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²⁶⁾. The grid reference numbers are those used on the map overleaf.

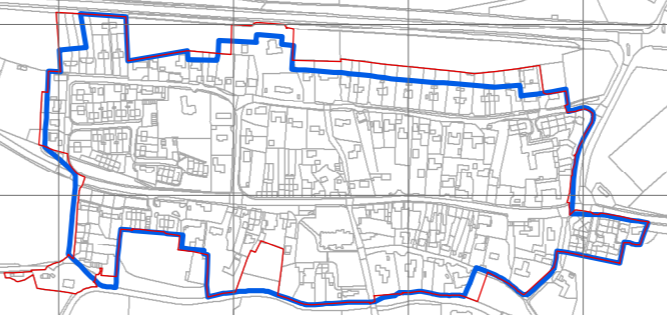
Table A.4 Proposed Amendments to Corsley Settlement Boundary

Map Grid Reference	Proposed Amendment
F5	Amend boundary to include built residential development that is physically related to the settlement.
G5	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
K5	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
K7	Amend boundary to include built residential development that is physically related to the settlement.
J7	Amendment to boundary to follow but not include clearly defined physical feature – the road.

26 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

**Heytesbury
Proposals for Revised Settlement Boundaries**

Page 1013



SettlementBoundaryReview_PreSubmission
Existing settlement boundary

Heytesbury

A.5 The preceding map of Heytesbury illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.5* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²⁷⁾. The grid reference numbers are those used on the map overleaf.

Table A.5 Proposed Amendments to Heytesbury Settlement Boundary

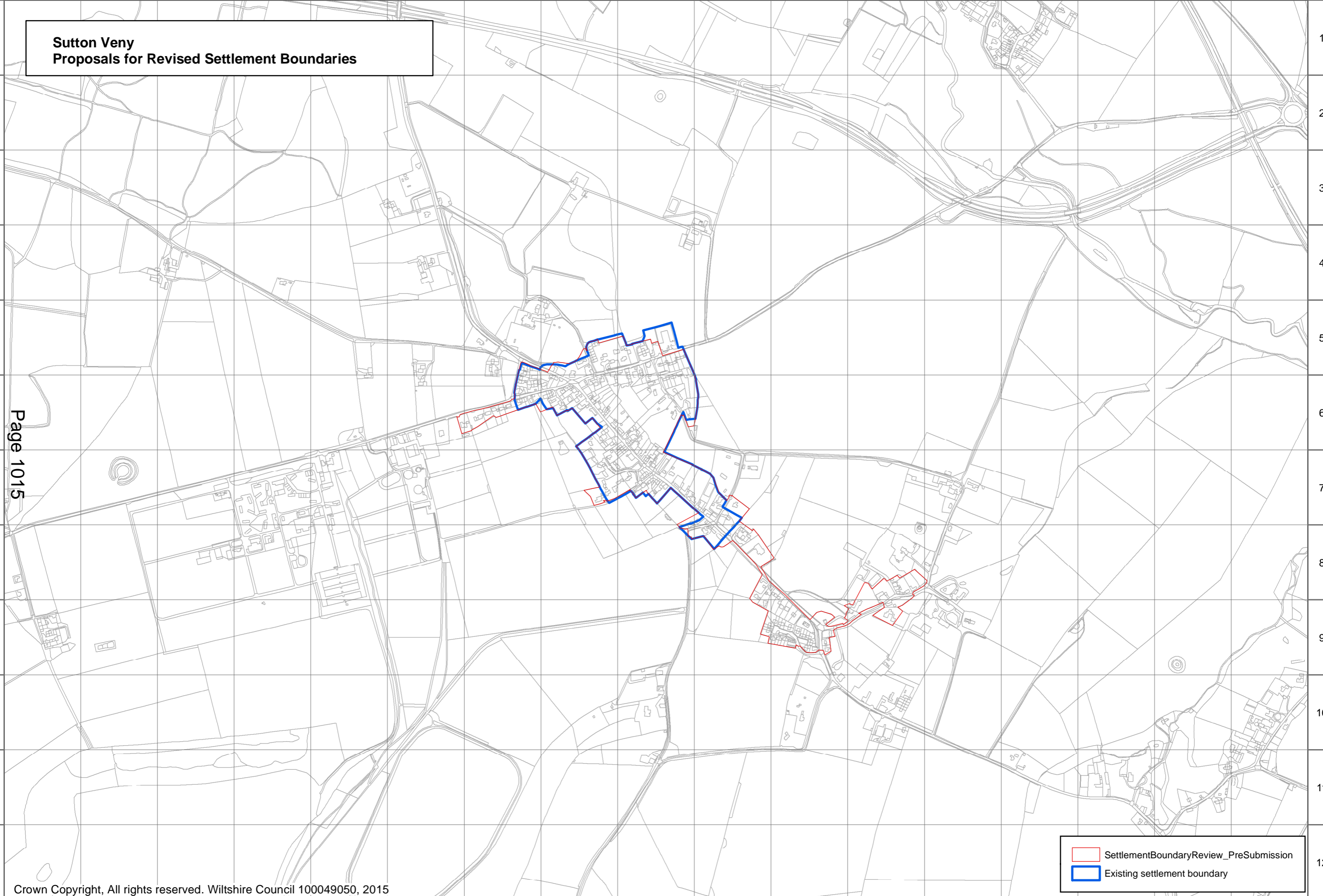
Map Grid Reference	Proposed Amendment
H6, I6	Amend boundary to follow but not include clearly defined physically features, i.e. hedgerow.
I6, J6	Amend boundary to include curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I7	Amend boundary to remove area of land more closely related to the countryside.
G7, H7	Amend boundary to include residential development physically related to the settlement.
H5, H6	Amend boundary to include curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.

27 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

A B C D E F G H I J K L M N O P Q

1
2
3
4
5
6
7
8
9
10
11
12

**Sutton Veny
Proposals for Revised Settlement Boundaries**



Page 1015

SettlementBoundaryReview_PreSubmission
Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Sutton Veny

A.6 The preceding map of Sutton Veny illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.6* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²⁸⁾. The grid reference numbers are those used on the map overleaf.

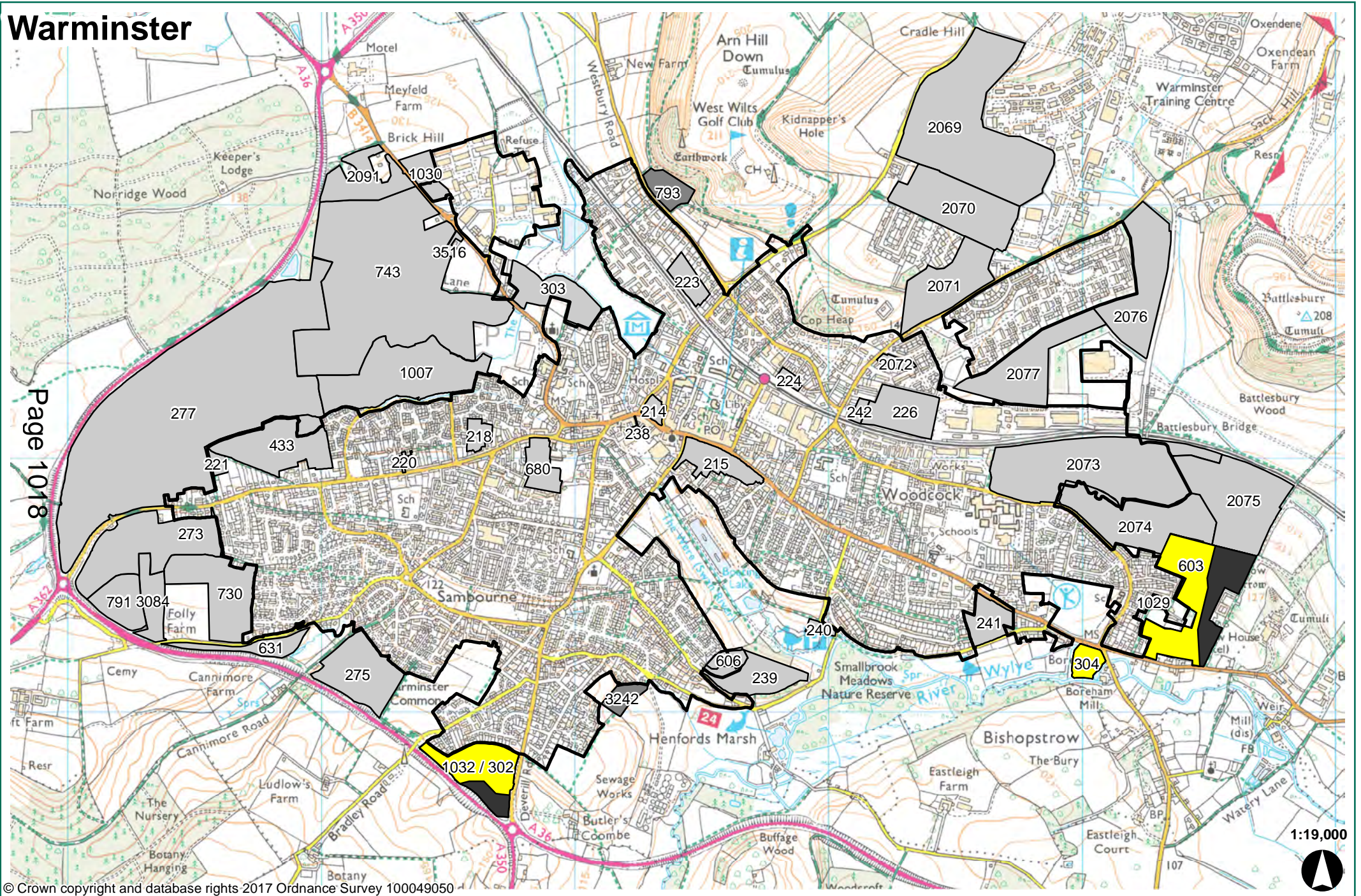
Table A.6 Proposed Amendments to Sutton Veny Settlement Boundary

Map Grid Reference	Proposed Amendment
F6, G6, H6	Amend boundary to include residential development that is physically related to the settlement.
H7	Amend boundary to include residential development that is physically related to the settlement.
I7	Amend boundary to include residential development that is physically related to the settlement.
J8, J9, L8	Amend boundary to include community facilities development (i.e. school and church) and residential development that is physically related to the settlement.
J7	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I6	Amend boundary to include curtilage of property more closely related to the built form of the settlement.
H5, I5	Amend boundary to include residential development that is physically related to the settlement and to remove area more closely related to the countryside.
I5	Amend boundary to exclude employment development at the edge of the large village.

28 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

Appendix B: SHLAA sites considered during the site selection process

Warminster

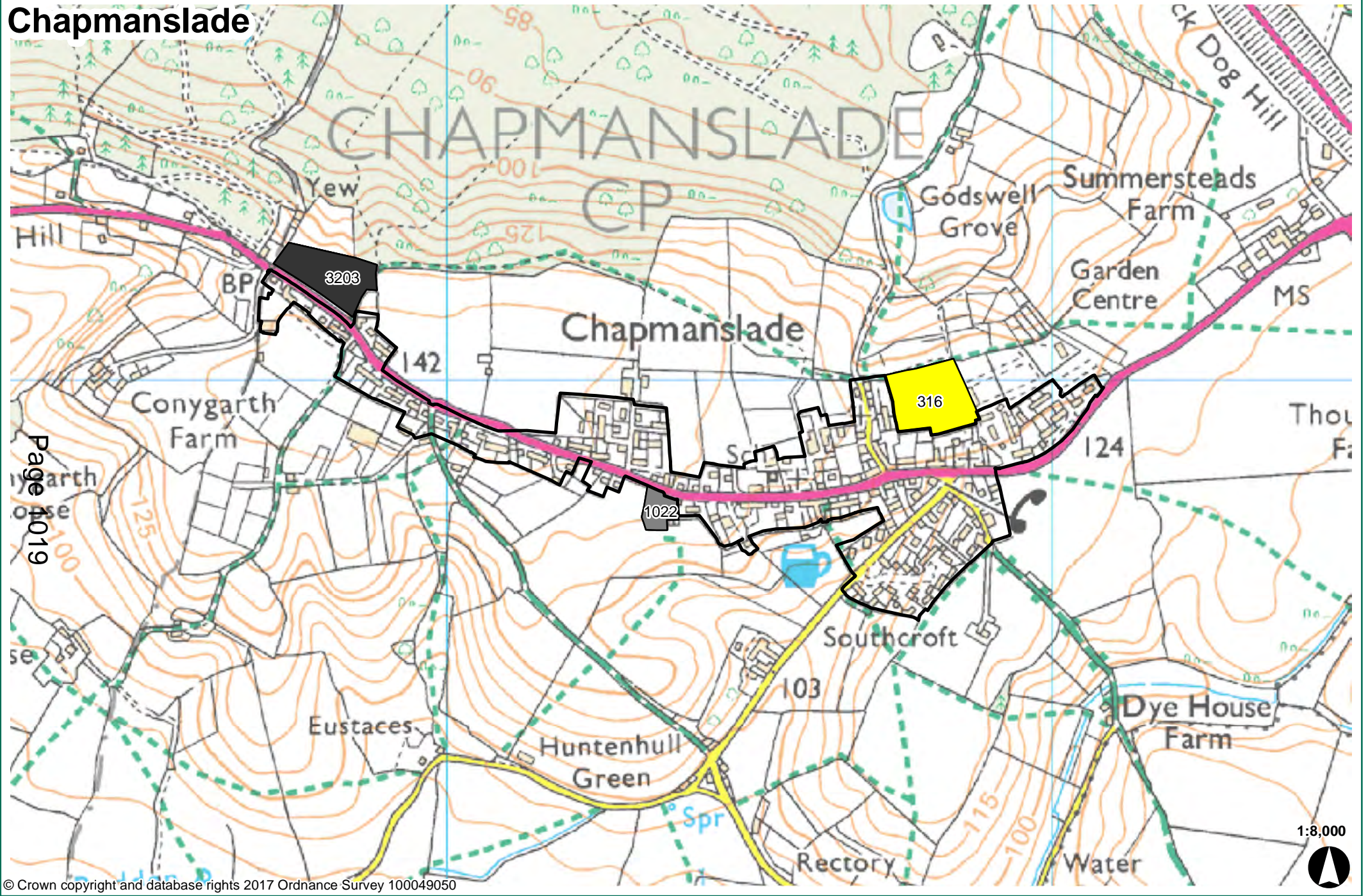


Page 1018

© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Chapmanslade

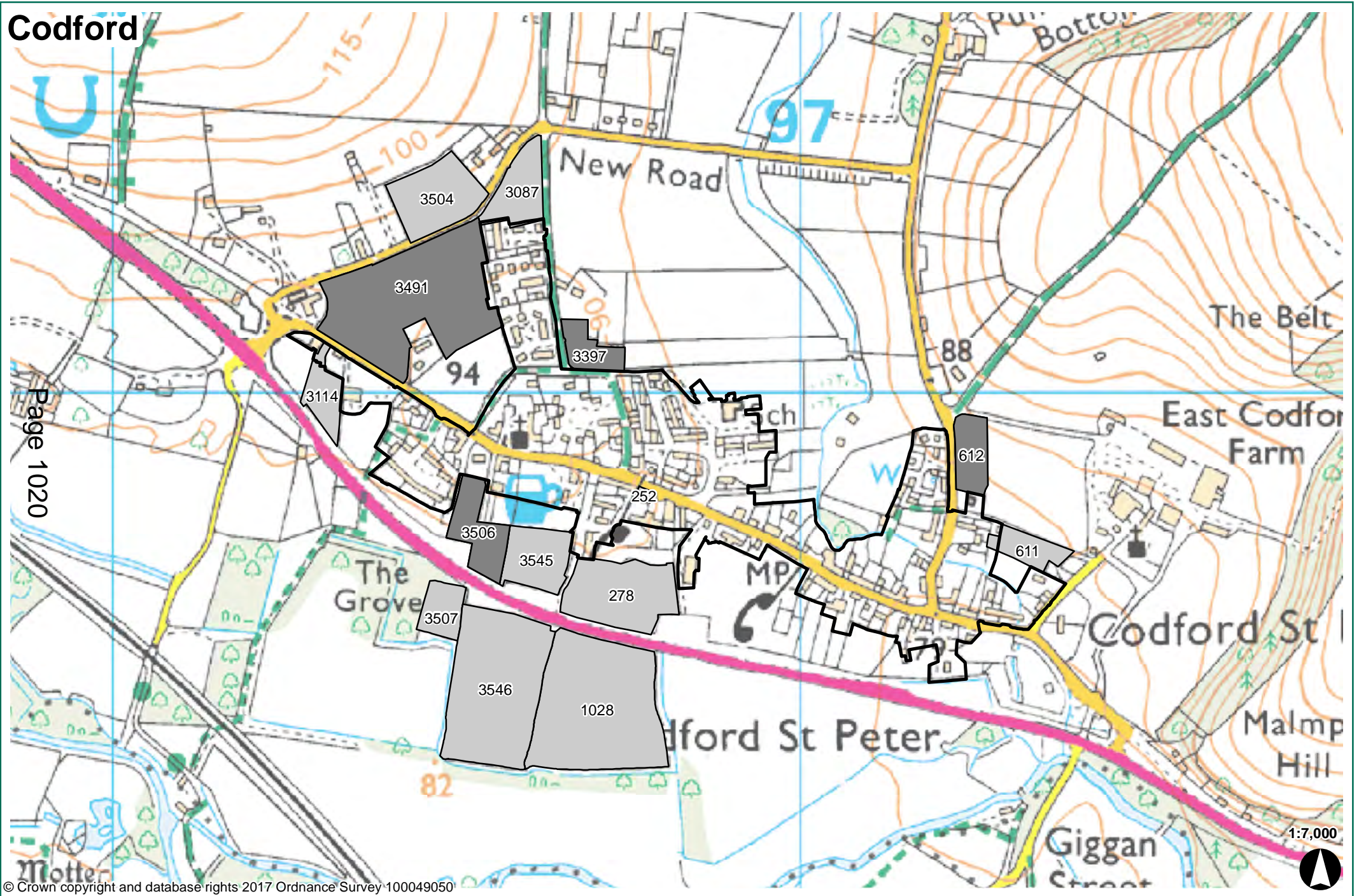


Page 1019

© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Codford

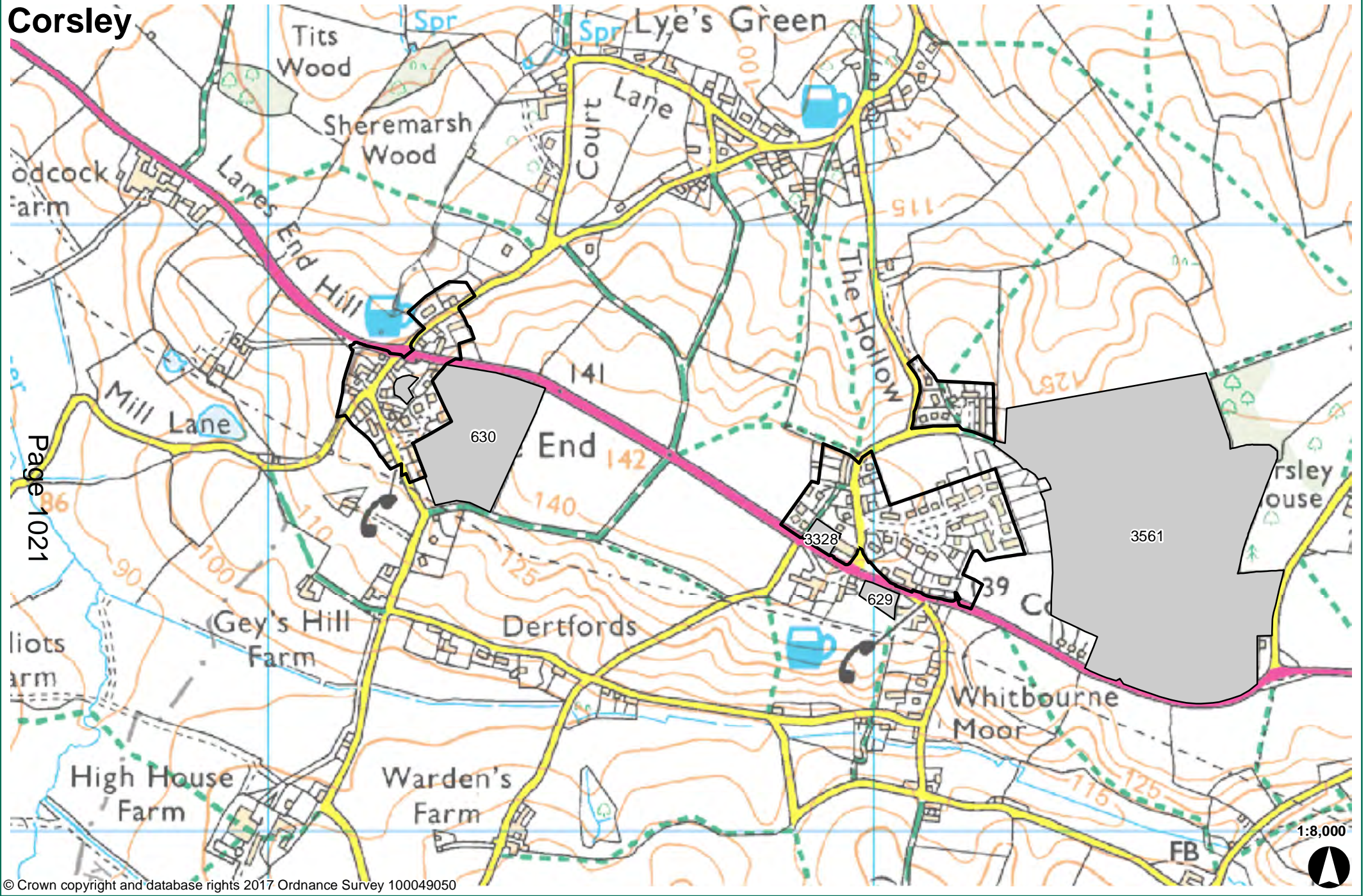


Page 1020

© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Corsley

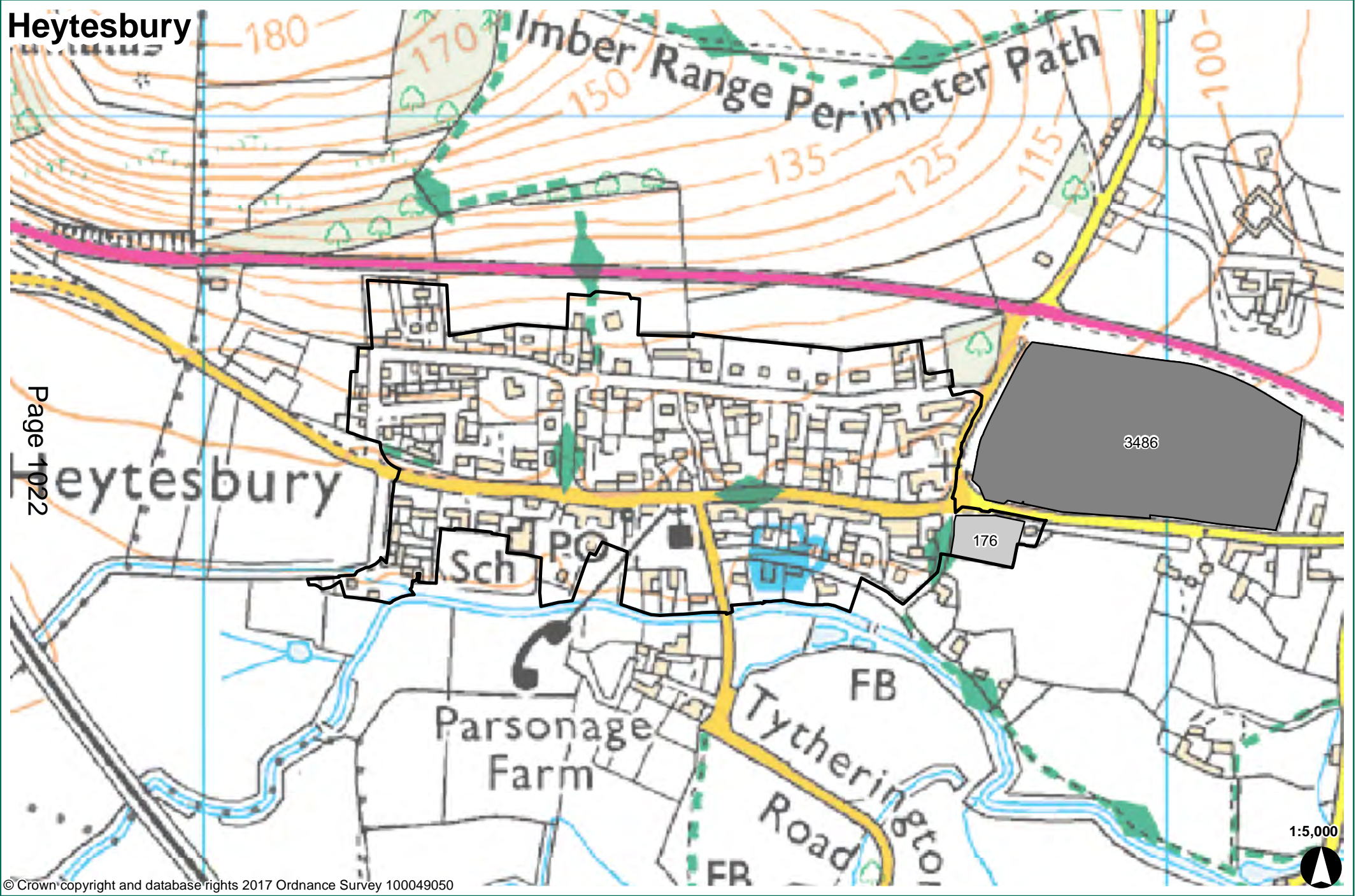


Page 1021

© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Heytesbury

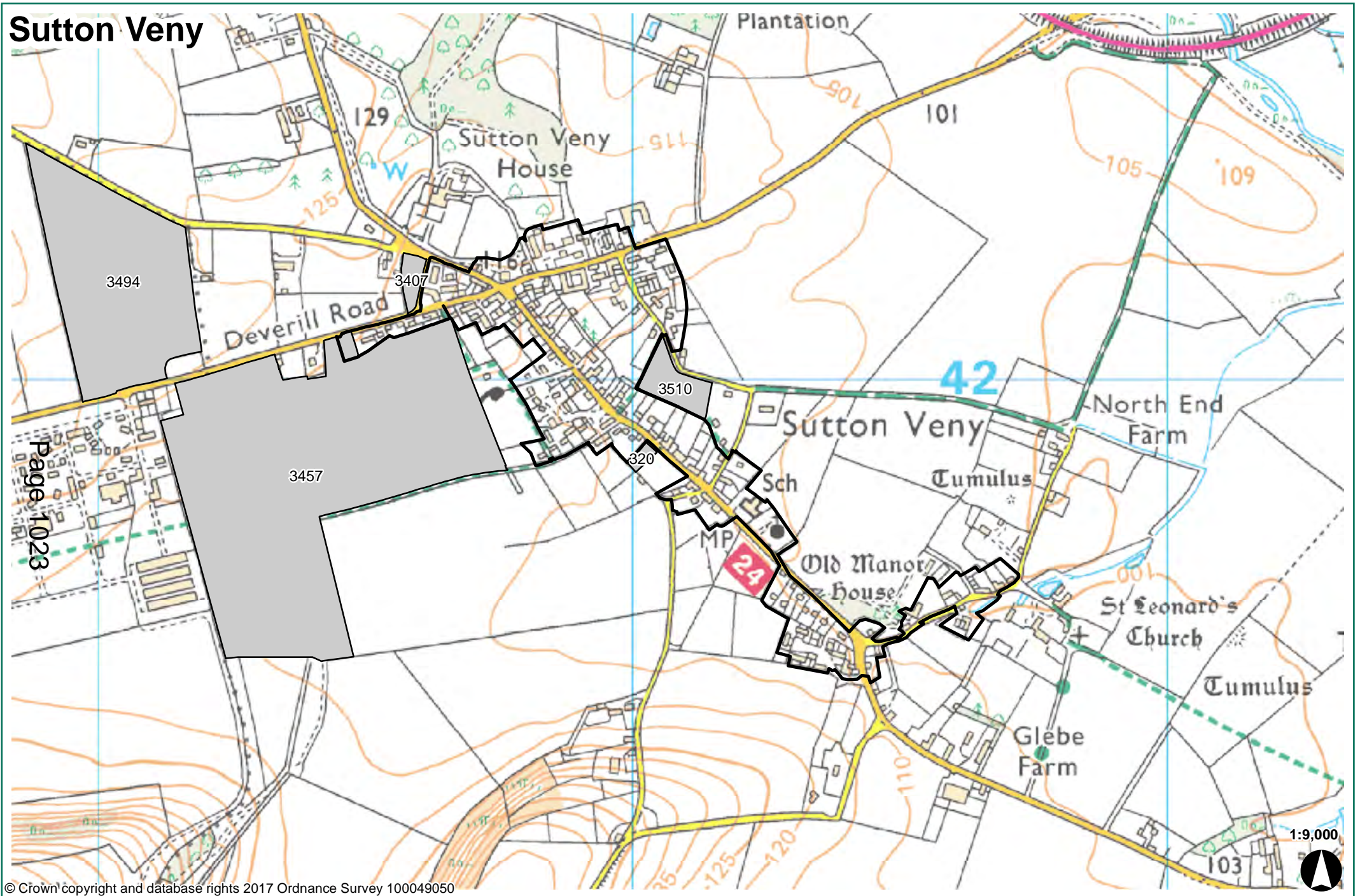


Page 1022

© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Sutton Veny



Page 1023

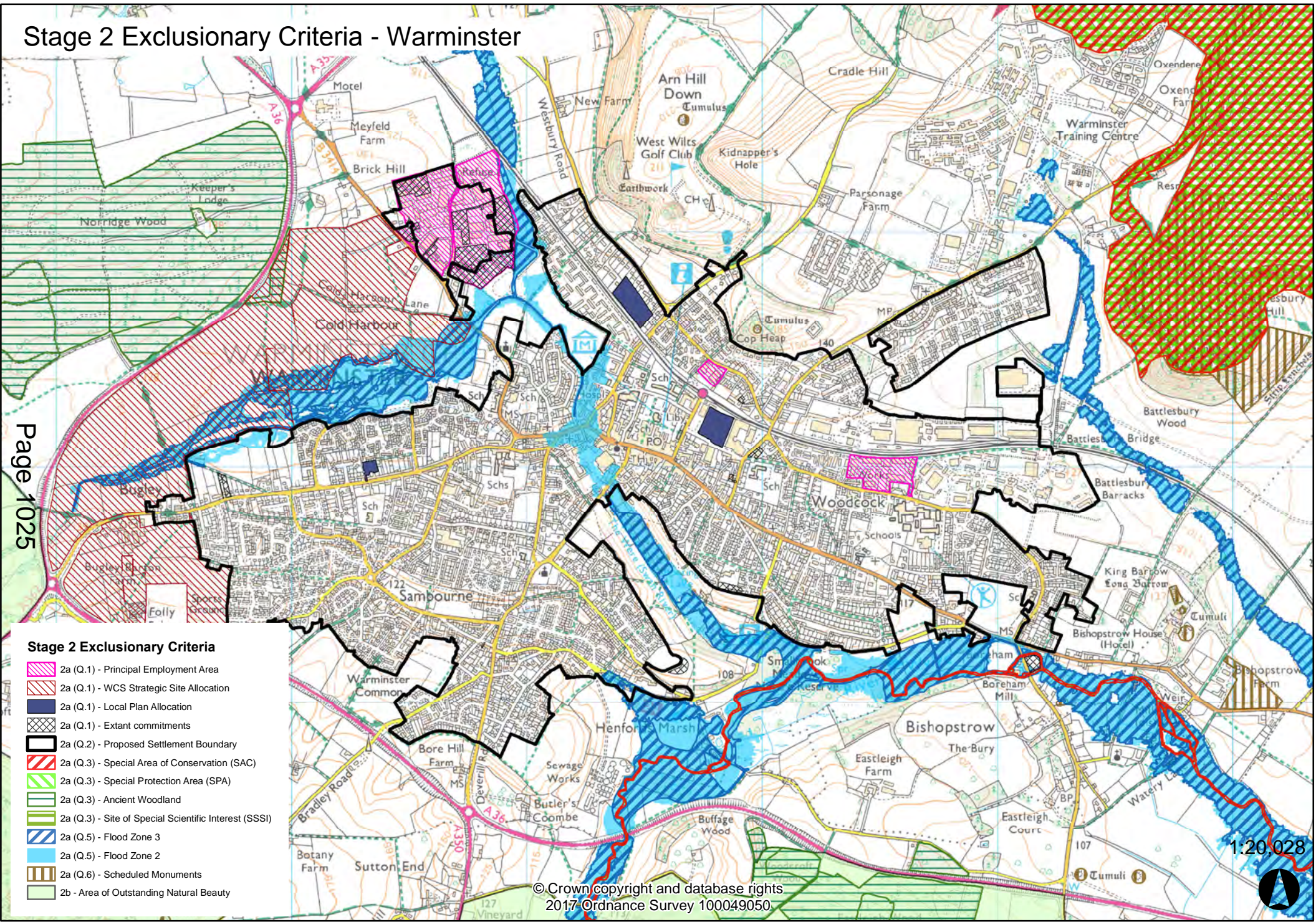
© Crown copyright and database rights 2017 Ordnance Survey 100049050














- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Appendix C: Exclusionary criteria considered at Stage 2a of the site selection process

Stage 2 Exclusionary Criteria - Warminster

Page 1025



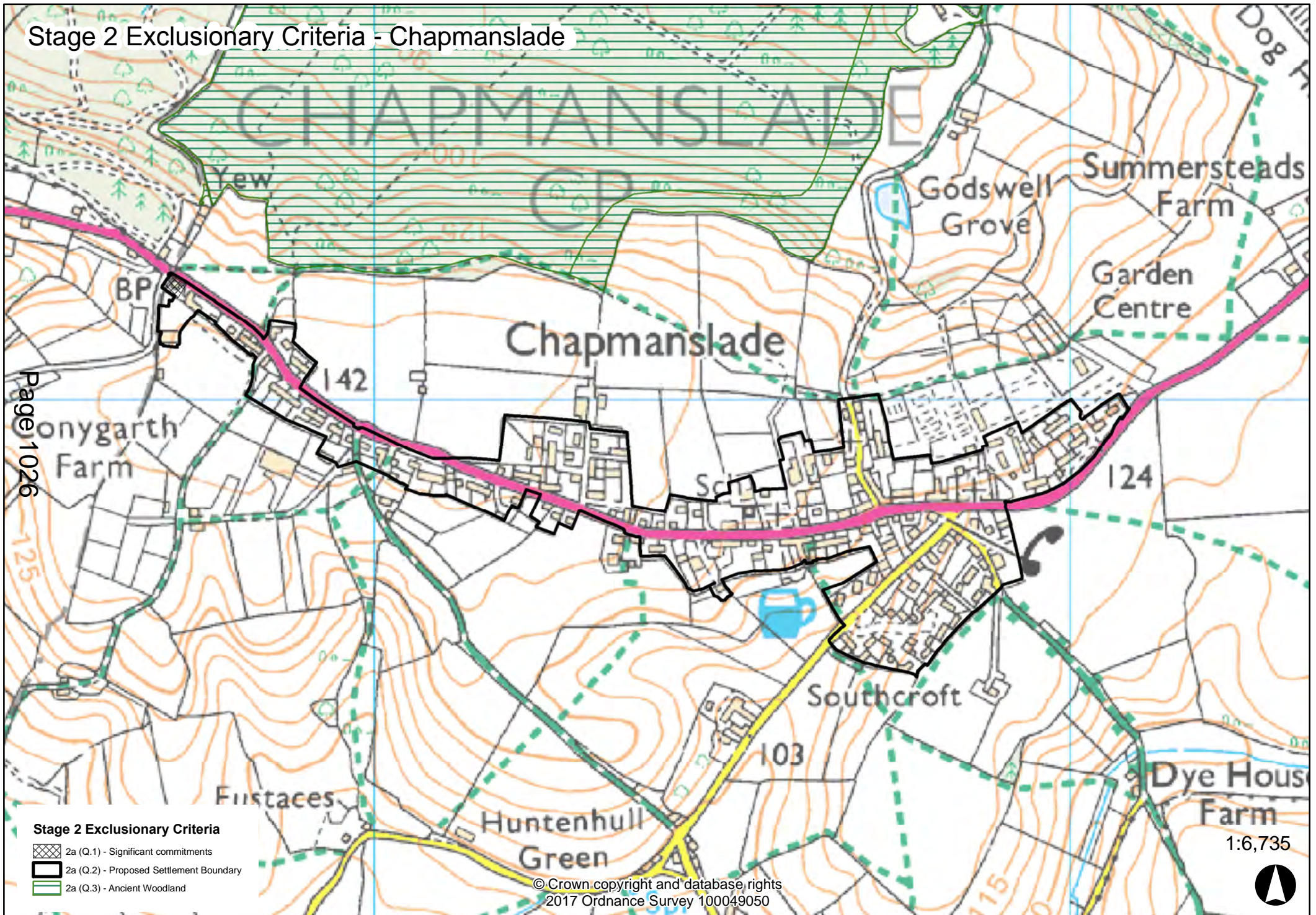
- Stage 2 Exclusionary Criteria**
-  2a (Q.1) - Principal Employment Area
 -  2a (Q.1) - WCS Strategic Site Allocation
 -  2a (Q.1) - Local Plan Allocation
 -  2a (Q.1) - Extant commitments
 -  2a (Q.2) - Proposed Settlement Boundary
 -  2a (Q.3) - Special Area of Conservation (SAC)
 -  2a (Q.3) - Special Protection Area (SPA)
 -  2a (Q.3) - Ancient Woodland
 -  2a (Q.3) - Site of Special Scientific Interest (SSSI)
 -  2a (Q.5) - Flood Zone 3
 -  2a (Q.5) - Flood Zone 2
 -  2a (Q.6) - Scheduled Monuments
 -  2b - Area of Outstanding Natural Beauty

© Crown copyright and database rights
2017 Ordnance Survey 100049050

1:20,028

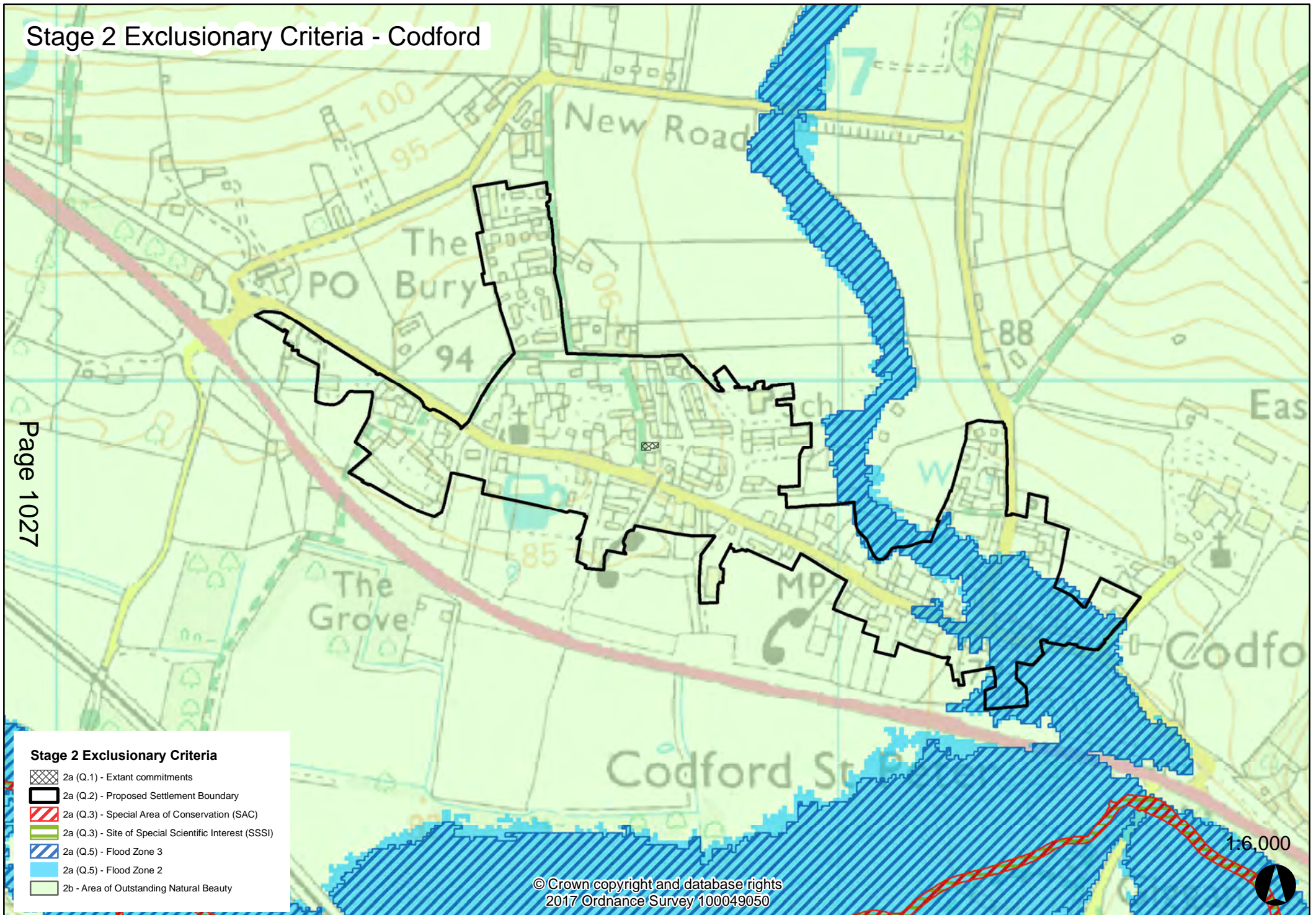


Stage 2 Exclusionary Criteria - Chapmanslade

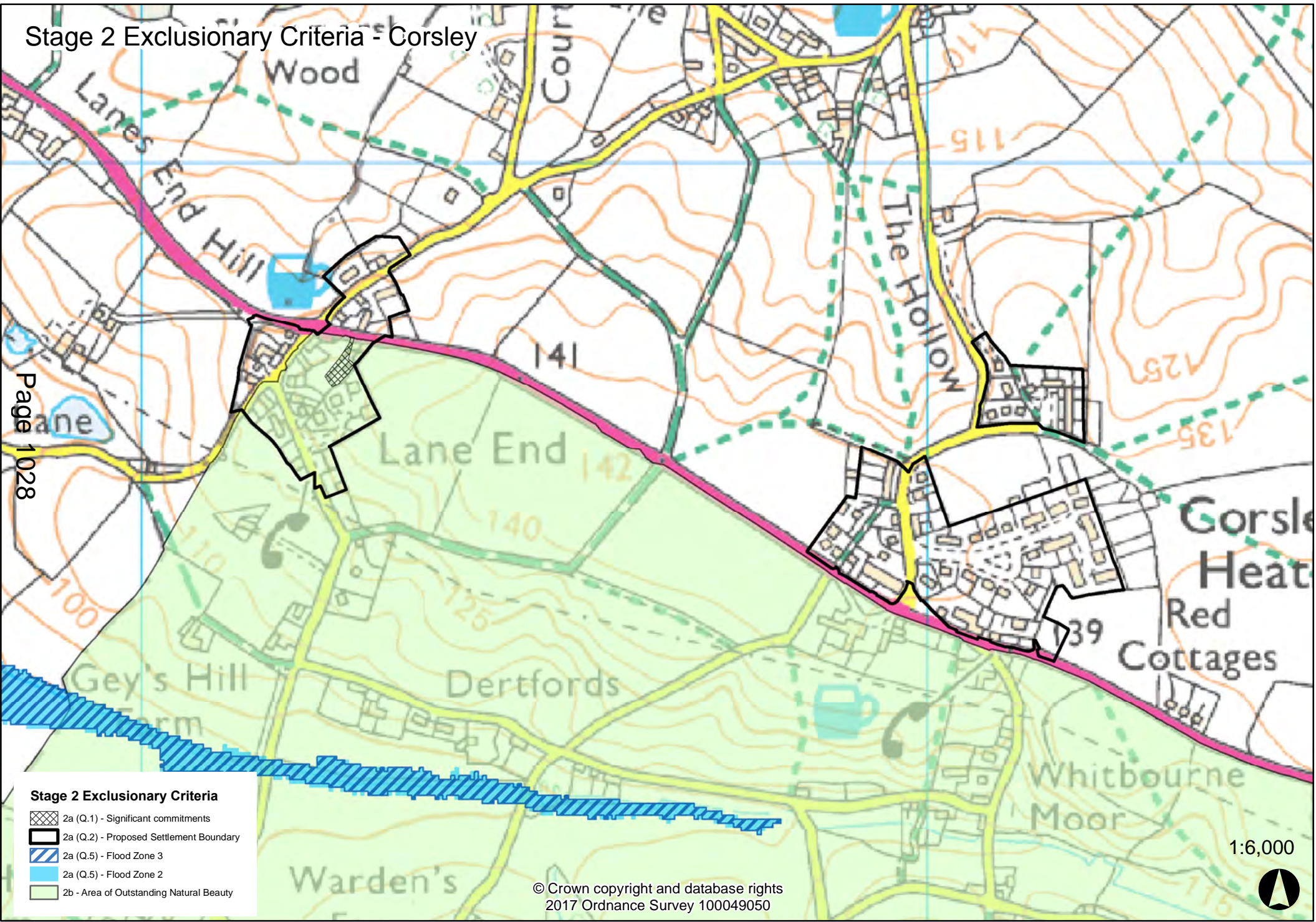


Stage 2 Exclusionary Criteria - Codford






Page 1027



Stage 2 Exclusionary Criteria - Corsley

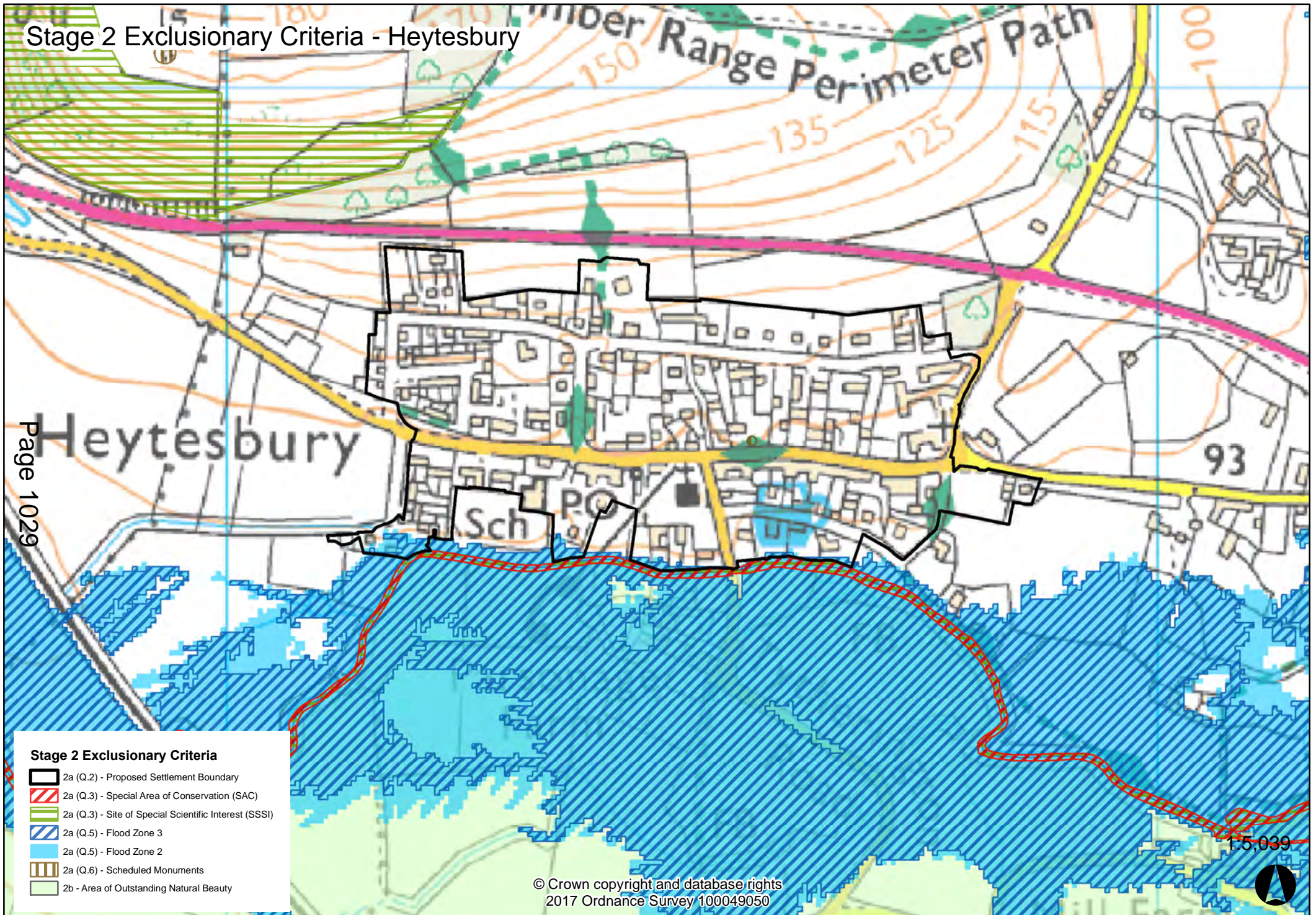


Stage 2 Exclusionary Criteria

-  2a (Q.1) - Significant commitments
-  2a (Q.2) - Proposed Settlement Boundary
-  2a (Q.5) - Flood Zone 3
-  2a (Q.5) - Flood Zone 2
-  2b - Area of Outstanding Natural Beauty

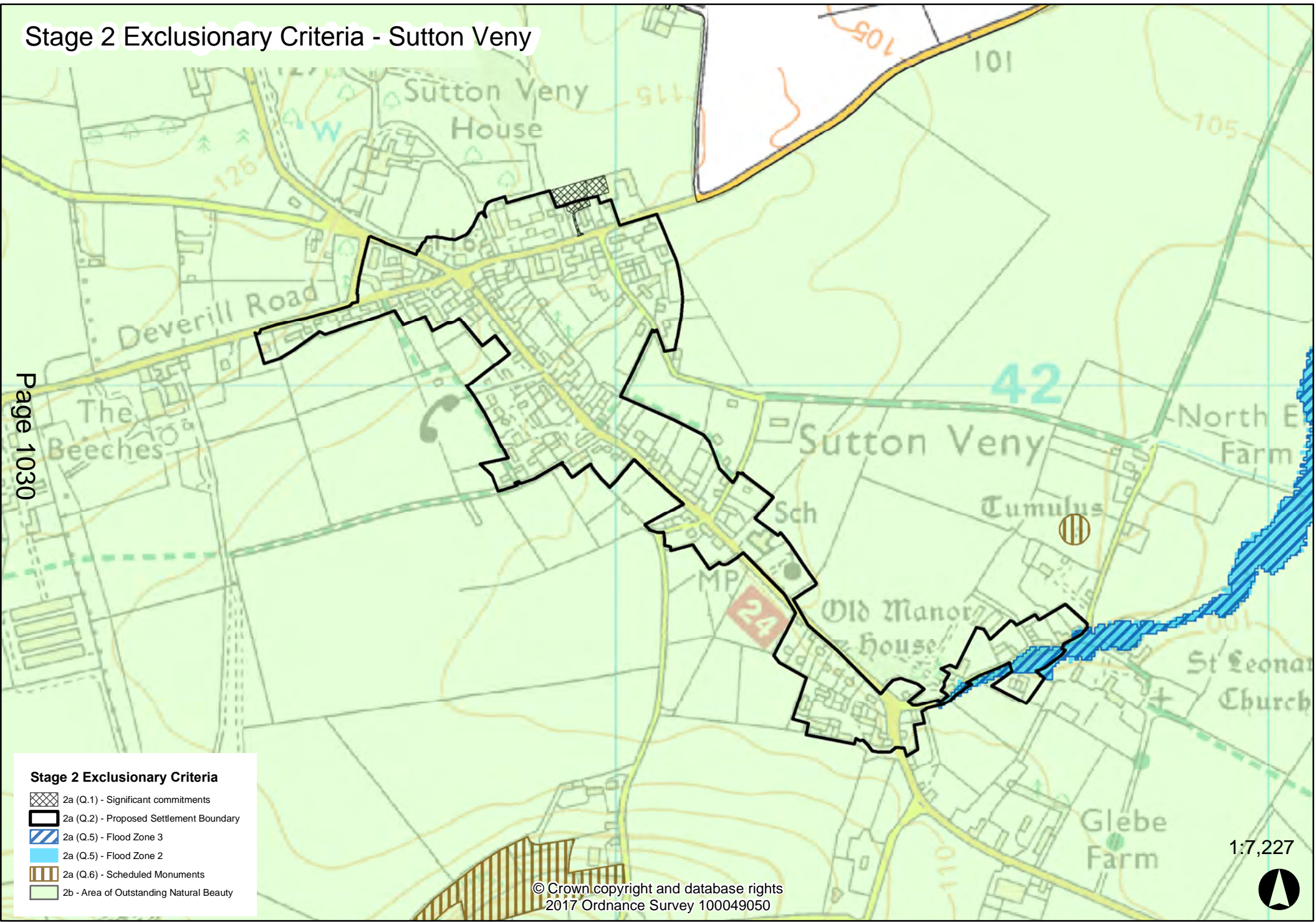


Stage 2 Exclusionary Criteria - Heytesbury









Page 1029

Stage 2 Exclusionary Criteria - Sutton Veny



Page 1030

Stage 2 Exclusionary Criteria

-  2a (Q.1) - Significant commitments
-  2a (Q.2) - Proposed Settlement Boundary
-  2a (Q.5) - Flood Zone 3
-  2a (Q.5) - Flood Zone 2
-  2a (Q.6) - Scheduled Monuments
-  2b - Area of Outstanding Natural Beauty



Appendix D: Assessment criteria and output from Stage 2a of the site selection process

Table D.1 Stage 2a colour grading

Red	Green
Absolute exclusionary criteria associated with this site. Exclude this site from further appraisal.	Site has the potential to be suitable for allocation for residential development. Continue with discretionary appraisal.

Table D.2 Stage 2a exclusionary questions

Exclusionary questions
1. Is the SHLAA site fully or partly a commitment? Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?
2. Is the site fully or partly within the settlement boundary ⁽²⁹⁾ ?
3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)?
4. Is the site fully or partly within green belt?
5. Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)?

29 The approach to site selection and the relationship with the settlement boundary, both adopted and emerging, is described in Topic Paper 2: Site Selection Methodology

Table D.3 Stage 2a assessment for Warminster

Area of search: Warminster													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria ⁽³⁰⁾						Remaining developable site capacity	Land available? Y/N ⁽³¹⁾	Land developable? Y/N ⁽³²⁾	Consideration	Recommendation (take forward/ remove)
			1	2	3	4	5	6					
Warminster													
214	Land and Buildings	16	P	Y							Within settlement boundary.	Remove	
215	Land at rear of	65	Y								Site completed/ committed. No remaining development capacity.	Remove	
218	Land rear of Vicarage Street and West Street	25	N	Y							Within settlement boundary.	Remove	
220	Garage premises, land off West Street	5	Y								Site completed/committed. No remaining development capacity.	Remove	
221	Rear of Victoria Road	15	N	Y							Within settlement boundary.	Remove	

32 Y = Yes, N = No There is no appropriate vehicular access and/or vehicle access to the site would be more than likely to require additional land owned by a third party

31 Following Landowner Survey: Y = Yes (Green), N = No (Red), U = Unknown (Red), M = In multiple ownership (Red) - unless any available land retains deliverability and viability i.e. access, >5 dwelling site capacity

30 N = No (Green), P = Partly (Red), Y = Yes (Red)

Area of search: Warminster														
223	Rear of 3 to 12B, Westbury Road	38	Y										Site completed/ committed. No remaining development capacity.	Remove
224	Station Yard, Rear of 4 to 34, Copheap Lane	10	Y										Site completed/committed. Remaining development capacity <5.	Remove
226	Part of ABRO Site	97	N	P	N	N	N	N	N		97	U	Site unavailable for development.	Remove
238	Land off George Street	7	P	Y									Site partially committed and the remaining development capacity is <5. Within settlement boundary. Flood Zone 2.	Remove
239	Land on Upper Marsh Road	93	P	P	N	N	N	N	N		78	Y	Site partly permitted. Partially within settlement boundary. Insufficient access to the site.	Remove
240	Land off of Smallbrook Road	11	N	N	N	N	N	P	N		10	U	Availability of the site unknown. Partially within Flood Zone 3.	Remove
241	Boreham Meadows	56	N	N	N	N	N	N	N		56	N	Land owner has confirmed that the site is not currently available.	Remove
242	Imber Road	10	N	Y									Within settlement boundary.	Remove

Area of search: Warminster												
273	Land at Bugley Barton Farm	221	Y								Site is within WWUE CS allocation area. Already accounted for as supply commitment.	Remove
275	Land at Warminster Common	143	N	N	N	N	N	N	143	U	Availability of the site unknown.	Remove
277	Land North of Victoria Road	803	Y								Site is within WWUE CS allocation area. Already accounted for as supply commitment.	Remove
302	Land at Bradley Road	11	N	N	N	N	N	N	11	Y	*Vehicular access to this site from Bradley Road is constrained. However the promoters of adjoining SHLAA site 1032 have indicated that vehicular access could be achieved through 1032 (from Deverill Road).	Take forward
303	Land at Church Street	96	N	N	N	P	N	N	55	Y	Partially within Flood Zone 2/3. Insufficient access to the site.	Remove
304	Land at Boreham Road	32	N	N	N	N	N	N	30	Y	Partially within Flood Zone 2/3. Exclusionary criteria not met for remainder of the site. Take forward.	Take forward

Area of search: Warminster													
433	Land North of	167	P	N	N	N	N	N	20	U		Site predominantly completed/committed. Availability unknown.	Remove
603	Land East of the Dene	164	N	N	N	N	N	164	Y	Y	Y	Exclusionary criteria not met. Site should be taken forward for further consideration.	Take forward
606	Land at Henfords Marsh	19	P	P	N	N	N	9	Y	Y	N	Site partly permitted. Partially within settlement boundary. Insufficient access to the site.	Remove
631	Land at Folly Lane	46	Y									Site allocated Local Green Space within the Warminster Neighbourhood Plan.	Remove
680	Warminster Prep School	51	N	Y								Within settlement boundary.	Remove
730	Land West of	164	Y									Site is within WWUE CS allocation area. Already accounted for as supply commitment.	Remove
743	Land West of Bath Road and North of Cold Harbour Lane	543	Y									Site is within WWUE CS allocation area. Already accounted for as supply commitment.	Remove

Area of search: Warminster													
791	Land off Victoria Road	74	Y									Site is within WWUE CS allocation area. Already accounted for as supply commitment.	Remove
793	Westbury Road	45	N	N	N	N	N	N	45	Y	Y	Exclusionary criteria not met. Site should be taken forward for further consideration.	Take forward
1007	Land adjacent Grovelands Way	171	N	N	N	N	N	Y				Site within Flood Zone 2/3.	Remove
1029	Land behind St Georges Close	3	N	Y								Site capacity is <5 dwellings. Within settlement boundary.	Remove
1030	44 & 48 Bath Road	45	P	P	N	N	N	N	44			Site is partially committed and partially within the settlement boundary. Exclusionary criteria not met, however site is detached from the main settlement.	Remove
1032	Bore Hill Farm	118	P	N	N	N	N	N	69	Y	Y	Site is partially committed. Remaining development capacity is 69 dwellings.	Take forward
2069	Warminster 1	329	Y									Site is not well related to the settlement.	Remove

Area of search: Warminster											
2070	Warminster 2	203	Y							Site is not well related to the settlement.	Remove
2071	Warminster 3	151	N	N	N	N	N	151	U	Availability of the site is unknown.	Remove
2072	Warminster 4	14	N	Y						Within settlement boundary. Land owner has confirmed that the site is not currently available.	Remove
2073	Warminster 5	263	N	N	N	N	N	263	N	Land owner has confirmed that the site is not currently available.	Remove
2074	Warminster 6	211	N	P	N	N	N	211	N	Partially within the settlement boundary. Land owner has confirmed that the site is not currently available.	Remove
2075	Warminster 7	159	N	N	N	P	N		U	Partially within Flood Zones 2 & 3. Availability of the site is unknown.	Remove
2076	Warminster 8	195	N	N	N	P	N	179	U	Partially within Flood Zones 2 & 3. Availability of the site is unknown.	Remove
2077	Warminster 9	175	N	N	N	N	N	175	U	Availability of the site is unknown.	Remove
2091	Land between Bath Road and A36	98	Y							Site is detached from the built edge of the town.	Remove

Area of search: Warminster													
3084	Folly Farm, Folly Lane	60	Y									Site committed as part of CS West Warminster Urban Extension Allocation.	Remove
3242	Land adjacent to Fanshaw Way	29	N	N	N	N	N	N	29	Y	Y	Exclusionary criteria not met. Site should be taken forward for further consideration.	Take forward
3516	93 Bath Road	7	Y									Site is detached from the built edge of the town.	Remove

Table D.4 SHLAA sites considered at Stage 2a at Warminster

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Warminster town	214, 215, 218, 220, 221, 223, 224, 226, 238, 239, 240, 241, 242, 273, 275, 277, 303, 433, 606, 631, 680, 730, 743, 791, 1007, 1029, 1030, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2091, 3084, 3516.	302, 304, 603, 793, 1032, 3242

Table D.5 Stage 2a assessment for Warminster Community Area Remainder

Area of search: Warminster Community Area Remainder													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria ⁽³³⁾						Remaining developable site capacity	Land available? Y/N ⁽³⁴⁾	Land developable? Y/N ⁽³⁵⁾	Consideration	Recommendation (take forward/ remove)
			1	2	3	4	5	6					
Chapmanslade													
316	Barter Farms Nurseries	32	N	N	N	N	N	N	32 tbc	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
1022	Green Farm industrial Estate and adj land	8	N	N	N	N	N	7		Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3203	Land at north west Chapmanslade	43	N	N	N	N	N	26		Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
Codford													

35 Y = Yes, N = No There is no appropriate vehicular access and/or vehicle access to the site would be more than likely to require additional land owned by a third party

34 Following Landowner Survey: Y = Yes (Green), N = No (Red), U = Unknown (Red), M = In multiple ownership (Red) - unless any available land retains deliverability and viability i.e. access, >5 dwelling site capacity

33 N = No (Green), P = Partly (Red), Y = Yes (Red)

Area of search: Warminster Community Area Remainder														
252	Woolstore	1											Ruled out as capacity less than 5 dwellings.	Remove
278	Land at Codford St Peter	34	N	N	N	N	N	N	N	N	U		Landowner did not respond to survey.	Remove
611	Beanis Path,	10	P	N	N	N	N	N	N	N	Y	N	No direct access off the highway.	Remove
612	Chitterne Road	12	N	N	N	N	N	N	N	N	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
1028	Land south of the A36	74	Y										Site detached from the built up area by A36.	Remove
3087	Land at Green Hill Farm, Green Lane	18	Y										Site currently in employment use.	Remove
3114	The Barn behind 124 High Street	11	N	N	N	N	N	N	N	N	Y	N	Insufficient point of vehicular access.	Remove
3397	Bury Famryward, Green Lane	9	N	N	N	N	N	N	N	N	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward

Area of search: Warminster Community Area Remainder															
3491	Mayflower Farm (Title WT265520)	78		N	N	N	N	N	N	N	78	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3504	Mayflower Farm, New Road Site 1	27	Y											Site detached from the built up area.	Remove
3506	Manor House Grounds Site 1	18	N	N	N	N	N	N	N	18	Y	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3507	Manor House Grounds Site 2	11	Y											Site detached from the built up area by A36.	Remove
3545	Manor House	20	N	N	N	N	N	N	N	20	Y	Y	Y	Insufficient vehicular access.	Remove
3546	Manor House	30	Y											Site detached from the built up area by A36.	Remove
Corsley															
629	Land at Corsley Post Office	6	N	N	N	N	N	N	N	6	Y	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward

Area of search: Warminster Community Area Remainder														
630	Land at Lane End inc part of White Hart Car Park	76	P	N	N	N	N	N	N	76	Y	Y	Part of the White Hart car park is located within the settlement boundary. Exclusionary criteria not met for the separate part of the SHLAA site, therefore take forward for further consideration.	Take forward
3328	Corsley Heath Garage and Aquilia	5	N	Y									Site within settlement boundary	Remove
3561	Land at Corsley Heath	257	N	N	N	N	N	N	257	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward	
Heytesbury														
176	Griffins Garage	9	Y										Site within settlement boundary	Remove

Area of search: Warminster Community Area Remainder													
3486	Heytesbury Park	112	N	N	N	N	N	N	112	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
Sutton Veny													
320	44 High Street	4										Ruled out as capacity less than 5 dwellings.	Remove
3407	Land opp old telephone exchange, Deverill Road	9	N	N	N	N	N	9		Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3457	Horses First Equestrian Centre, Deverill Road	341	N	P	N	N	N	341		Y	Y	Small part of the site within the settlement boundary. Exclusionary criteria not met, take forward for further consideration.	Take forward
3494	Raxters Field	207	Y									Site detached from the built up area.	Remove

Area of search: Warminster Community Area Remainder													
3510	Land at Bests Lane	22	N	N	N	N	N	N	22	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward

Table D.6 SHLAA sites considered at Stage 2a for Warminster Community Area Remainder

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Chapmanslade	None	316, 1022, 3203
Codford	252, 278, 611, 1028, 3087, 3114, 3505, 3507, 3545, 3546	612, 3397, 3491, 3506
Corsley	3328	629, 630, 3561
Heytesbury	176	3486
Sutton Veny	320, 3494	3407, 3457, 3510

Appendix E: Assessment criteria and output from Stage 2b of the site selection process

Table E.1 Stage 2b assessment of Large Villages in the Warmminster Community Area Remainder

Assessment Criteria		Large Villages				
		Chapmanslade	Codford	Corsley	Heytesbury	Sutton Veny
Have local housing needs for the Plan period already been met?	Number of dwellings in village (2006) ⁽³⁶⁾	290	355	305	353	319
	Housing completions (2006 – 2016) ⁽³⁷⁾	5	33	4	17	2
	Developable commitments (2016 – 2026)	4	7	4	1	9
	Proportionate growth of village (2006 – 2026)	3.1%	11.3%	2.6%	5.1%	3.4%

36 2011 census data (minus housing completions 2011-2016)

37 Note: Completions and commitments may not add up to the total for the Area of Search, as the total also includes housing development outside of the Large Villages e.g. at Small Villages and open countryside.

Large Villages					
Assessment Criteria	Chapmanslade	Codford	Corsley	Heytesbury	Sutton Veny
Have local housing needs already been considered by a sufficiently advanced neighbourhood plan?	There is no neighbourhood plan under preparation. No Housing Needs Survey.	There is no neighbourhood plan under preparation. No Housing Needs Survey.	There is no neighbourhood plan under preparation. Needs Survey identified, until 2015, a need for: Subsidised rented housing: • 4x two bedroom homes (1x bungalow) • 1x three bedroom home Shared / Low cost home ownership • 1x one bedroom home • 1x two bedroom home • 1x three bedroom home	There is no neighbourhood plan under preparation. No Housing Needs Survey.	There is no neighbourhood plan under preparation. In 2013, a Housing Needs Survey identified, until 2015, a need for: Subsidised rented housing: • 1x one bedroom home • 1x two bedroom home Shared / Low cost home ownership • 1x two bedroom home • 1x three bedroom home
Are there any potential environmental constraints (e.g. strategic environmental/ landscape designations and heritage assets)?	The village is on high ground overlooking the ancient woodland and	The settlement is covered by the Cranborne Chase and West Wiltshire Downs	Corsley village is fragmented into 2 areas. The village to the south of the A361	The vast majority of village within the conservation area. There is a large area of floodplain to the	The settlement is covered by the Cranborne Chase and West Wiltshire Downs AONB. The majority of the village

Large Villages					
Assessment Criteria	Chapmanslade	Codford	Corsley	Heytesbury	Sutton Veny
	<p>county wildlife site (Black Dog Woods) to the north.</p> <p>There are no designations within the village but there are several listed buildings.</p>	<p>AONB. There is floodplain to north and in the eastern part of the village.</p> <p>There are no designations within the village but there are several listed buildings.</p>	<p>is within the Cranborne Chase and West Wiltshire Downs AONB.</p> <p>There are no other designations within the village but there are several listed buildings.</p>	<p>immediate south of village.</p>	<p>is also within the Conservation Area.</p>
<p>Are there any known strategic infrastructure constraints (e.g. education, transport and utilities)?</p>	<p>Primary school provision</p> <p>The school is already full in 4 out of 7 year groups and is forecast to remain nearly at capacity. The school site is already undersized and any further expansion is unlikely to be possible.</p> <p>Secondary school</p>	<p>Primary school provision</p> <p>The Primary School currently has surplus places and would benefit from housing within its catchment. It is also on a large site so could be expanded if required.</p> <p>Secondary school provision</p>	<p>No school within the village.</p> <p>Transport</p> <p>A regular bus service exists connecting the village with Warminster and Frome.</p>	<p>Primary school provision</p> <p>The primary school currently has surplus places in all but 2 year groups. Whilst the site is relatively small there should still be some potential for expansion if required. The birth rate in the catchment area is also declining so the school would benefit from housing in its catchment.</p>	<p>Primary school provision</p> <p>The primary school is already full and forecast to remain so. The school site is already undersized and further expansion is unlikely to be possible.</p> <p>Secondary school</p> <p>-</p>

Assessment Criteria	Large Villages				
	Chapmanslade	Codford	Corsley	Heytesbury	Sutton Veny
	<p>Matravers currently has some surplus places but these are expected to reduce over the next 10 years. The school could be expanded if necessary.</p> <p>Secondary school provision</p> <p>Secondary school</p> <p>Matravers currently has some surplus places but these are expected to reduce over the next 10 years. The school could be expanded if necessary.</p> <p>Transport</p>	<p>The village feeds to Kingdown in Warminster. We are already looking at options for expanding the school in order to meet the demand for places from the West Warminster urban expansion. Developer contributions would be required from all further sites in order to provide additional secondary places in the town.</p> <p>Transport</p> <p>A regular bus service exists connecting the village with Wilton and Warminster.</p>		<p>Secondary school</p> <p>The village feeds to Kingdown in Warminster. We are already looking at options for expanding the school in order to meet the demand for places from the West Warminster urban expansion. Developer contributions would be required from all further sites in order to provide additional secondary places in the town.</p> <p>Transport</p> <p>A regular bus service exists connecting the village with Salisbury and Warminster.</p>	<p>The village feeds to Kingdown in Warminster. We are already looking at options for expanding the school in order to meet the demand for places from the West Warminster urban expansion. Developer contributions would be required from all further sites in order to provide additional secondary places in the town.</p> <p>Transport</p> <p>A regular bus service exists connecting the village with Warminster.</p>

Large Villages					
Assessment Criteria	Chapmanslade	Codford	Corsley	Heytesbury	Sutton Veny
	A regular bus service exists connecting the village with Westbury, Warminster and Frome.				
How did the parish council respond to previous consultations on the Wiltshire Housing Sites Allocations Plan?	The parish council considers that SHLAA site 1022 should remain as an industrial site to retain employment in the village.	The parish council supports SHLAA sites 3397, 3087, 3114, and new site at Ivy Cottages which is classed as open countryside.	The Parish Council did not respond to consultation on the Housing Site Allocations DPD.	The parish council understood that SHLAA site 3486 was safeguarded for recreation under local plan.	The Parish Council did not respond to consultation on the Housing Site Allocations DPD.
Sites submitted to the Strategic Housing Land Availability Assessment	3 SHLAA sites 316, 1022, 3203	15 SHLAA sites 252, 278, 611, 612, 1028, 3087, 3114, 3397, 3491, 3504, 3505, 3506, 3507, 3545, 3546	5 SHLAA sites 629, 630, 3328, 3535, 3561	2 SHLAA sites 176, 3486	5 SHLAA sites 320, 3407, 3457, 3494, 3510
How many sites were submitted to the SHLAA?	3	15	5	2	5

Assessment Criteria		Large Villages				
		Chapmanslade	Codford	Corsley	Heytesbury	Sutton Veny
	How many SHLAA sites do not meet the Stage 2a strategic constraints and could be taken forward for more detailed assessment (total remaining capacity ⁽³⁸⁾)?	3 (66 dwellings) SHLAA sites 316, 1022, 3203	4 (118 dwellings) SHLAA sites 612, 3397, 3491, 3506	3 (339 dwellings) SHLAA sites 629, 630, 3561	1 (112 dwellings) SHLAA site 3486	3 (372 dwellings) SHLAA sites 3407, 3457, 3510
Summary and conclusions	Taking the above into account, is there any justification for removing the Large Village from further consideration	Chapmanslade is less constrained than other villages within the CA remainder and not within the AONB. The primary school in the village is full in some places and has a surplus in	Codford is within the AONB. The primary school in the village has surplus school places and would benefit from housing within its catchment. The school is on a large site so could be expanded if required.	Corsley is within the AONB. However, there is also no school within the village. Currently there is no emerging neighbourhood plan.	Heytesbury is less constrained than other villages within the community area and not within the AONB. The primary School currently has surplus places in all but 2 year groups. Whilst the site is	Sutton Veny lies within AONB. The primary school is already full and is forecast to remain so. The school site is already undersized and further expansion is unlikely to be

38 See Appendix 4 to this paper for the full assessment of SHLAA sites at Stage 2a of the site selection process.

Assessment Criteria		Large Villages				
		Chapmanslade	Codford	Corsley	Heytesbury	Sutton Veny
in the site selection process?		<p>some year groups, given this there could be some potential to accommodate a modest amount of growth in the village. Chapmanslade has received a low level of growth since 2006 therefore a modest amount of housing may be appropriate in this location. Currently there is no emerging neighbourhood plan.</p>	<p>Codford has received a significant proportion of growth in recent years and also the most proportionate growth out of the villages at 11.3% for 2006-2026. Consideration needs to be given to the overall impact on the AONB in this location and where possible, those sites with the lowest overall visual impact should be considered further. If a site was to be found here, it would need to be modest in size. Currently there is no emerging neighbourhood plan.</p>		<p>relatively small there should still be some potential for expansion if required. The school would benefit from housing in its catchment. Heytesbury has received a modest level of growth since 2006 of 5.1% therefore a modest amount of housing may be appropriate in this location. Currently there is no emerging neighbourhood plan.</p>	<p>possible. Currently there is no emerging neighbourhood plan.</p>
Conclusion:		TAKE FORWARD	TAKE FORWARD	REMOVE	TAKE FORWARD	REMOVE

Assessment Criteria	Large Villages				
	Chapmanslade	Codford	Corsley	Heytesbury	Sutton Veny

Table E.2 SHLAA sites considered during the Stage 2b assessment of Large Villages in the Warminster Community Area Remainder

Settlement(s)	SHLAA sites removed through consideration of Large Villages (Stage 2b)	SHLAA sites taken forward to the next stage
Chapmanslade	None	316, 1022, 3203
Codford	None	612, 3397, 3491, 3506
Corsley	629, 630, 3561	None
Heytesbury	None	3486
Sutton Veny	3407, 3457, 3510	None

Appendix F: Assessment criteria and output from Stage 3 of the site selection process

Table F:1 Stage 3 colour grading⁽³⁹⁾

Significant effect	Minor effect	Neutral effect	Uncertain effect	Minor effect	Significant effect
<p>Major adverse effect (---)</p> <p>Site/Option likely to have a significant major adverse effect on the objective with no satisfactory mitigation possible. Site may be inappropriate for housing development</p>	<p>Moderate adverse effect (--)</p> <p>Site/Option likely to have a significant moderate adverse effect on the objective with difficult or problematic mitigation</p>	<p>Neutral or no effect (0)</p> <p>On balance, site/option likely to have a neutral effect on the objective or no effect on the objective</p>	<p>Uncertain effect (?)</p> <p>Effect is uncertain and further information is required to establish potential effects</p>	<p>Minor positive effect (+)</p> <p>Site/Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result</p>	<p>Moderate positive effect (++)</p> <p>Site/Option likely to have a significant moderate positive effect on the objective with substantial improvements likely in the area</p>
				<p>Minor positive effect (+)</p> <p>Site/Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result</p>	<p>Major positive effect (+++)</p> <p>Option likely to have a significant major positive effect on the objective as it would significantly help resolve an existing issue or maximise opportunities</p>

39 See Wiltshire Council (June 2017), *Topic Paper 2: Site Selection Process Methodology* for how to apply the Sustainability Appraisal (SA) scoring.

Table F.2 Stage 3 Sustainability Appraisal objectives

Sustainability Appraisal objectives	
1	Protect and enhance all biodiversity and geological features and avoid irreversible losses
2	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings
3	Use and manage water resources in a sustainable manner
4	Improve air quality throughout Wiltshire and minimise all sources of environmental pollution
5	Minimise our impacts on climate change and reduce our vulnerability to future climate change effects
6	Protect, maintain and enhance the historic environment
7	Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place
8	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures
9	Reduce poverty and deprivation and promote more inclusive and self-contained communities
10	Reduce the need to travel and promote more sustainable transport choices.
11	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
12	Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Table F.3 Stage 3 Scoring Summary Chart for Warminster

Area of search: Warminster		Site Capacity	SA Objectives											Is site proposed for Stage 4?		
SHLAA Site Ref	Site Name		1	2	3	4	5a	5b	6	7	8	9	10		11	12
Warminster																
302	Land at Bradley Road	c.11	--	-	--	-	--	-	-	+	--	-	-	+	+	Yes
304	Land at Boreham Road	c.30	--	--	--	-	-	-	-	+	--	-	-	+	+	Yes
603	Land east of The Dene	c.163	--	--	--	-	-	--	-	++	-	-	-	+	+	No
793	Westbury Road	c.45	--	-	--	-	--	-	-	+	--	-	-	+	+	Yes
1032	Bore Hill Farm	c.60	--	--	--	-	-	-	-	+	--	-	-	+	+	No
3242	Land adjacent to Fanshaw Way	c.29	--	--	--	---	-	-	-	+	--	-	-	+	+	Yes

Table F.4

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 302 - Land at Bradley Road</p>
<p>Site Overview</p> <p>This site option is located in Warminster. With an area of 0.45ha the site has capacity for approximately 11 dwellings, although mitigation could reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified for this site.</p> <p>Four moderate adverse effects have been identified for this site. HRA screening has identified that development could contribute towards impacts upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development would also lead to an increase in demand for water and sewer capacity so any upgrade requirements would need to be investigated. Additional drainage infrastructure required to deal with foul drainage is likely to reduce the developable area of this site. There may also be a need to cross third party land to access public foul drainage systems. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). The site is within Flood Zone 1, although there is potential for surface water flooding to be increased off-site through development of this site. Any proposals for soakaways on sites in Warminster will require additional testing and ground investigations due to the mix of soils in the town that could make soakaways ineffective in some areas. A Flood Risk Assessment would be required. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows; further assessment would be required to inform an appropriate drainage strategy (SA Obj. 5b).</p> <p>Moderate adverse effects are also predicted as the local primary school is on a restricted site and cannot be expanded, though there may be some capacity to accommodate pupils from this site given its scale. However, there is no capacity to expand secondary education and any mitigation for this is likely to be problematic as capacity increases are reliant on other developments in the town delivering a new school (SA Obj. 9).</p> <p>The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield land, in this case predominantly Grade 1 Agricultural Land (SA Obj. 2). The site is not within a designated AQMA, but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate <i>inter alia</i> to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site is separated from the Warminster Conservation Area by existing development and it is unlikely that development on this site would result in harm to the setting of the Conservation Area. There are no listed buildings or Scheduled Monuments on or adjacent to the site. Archaeological sensitivity is low to medium and therefore it is recommended that archaeological assessment is undertaken (SA Obj. 6). Development of the site for housing would likely be visually apparent from adjoining</p>

residential properties and the PROW on the north boundary of the site. This may be possible to mitigate through appropriate mitigation measures such as landscape planting. The PROW would need to be retained through any development of the site and appropriate landscape buffers provided (SA Obj. 7). Warminster offers a range of facilities and services which the development would benefit from, although these are more than 800m from the site and therefore residents are likely to rely upon private vehicles (SA Obj. 10).

The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects which will require addressing during any further development of the site, the site is assessed as more sustainable within this area of search.

Table F.5

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 603 - Land east of The Dene</p>
<p>Site Overview</p> <p>This site option is located in Warminster. With an area of 10.86ha the site has a potential capacity for approximately 164 dwellings, although mitigation could reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified in for this site.</p> <p>Five moderate adverse effects have been identified for this site. HRA screening shows that development could contribute towards impacts upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land. The southern and north-eastern parts of the site are classified as Grade 3a agricultural land, and development would result in the permanent loss of best and most versatile land. The site is also on the edge of the settlement, some distance from the services and facilities in the town centre (SA Obj. 2). Development would also lead to an increase in demand for water and sewer capacity so any upgrade requirements would need to be investigated. Foul drainage may be an issue at the site and there are records of surface water flooding in the area that would need to be investigated in relation to any additional impact that may arise from the development. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3).</p> <p>Moderate adverse effects are also identified as the site adjoins the Bishopstrow Conservation Area and there are a number of Listed Buildings and Scheduled Ancient Monuments within close proximity of the site. The development of the site could affect the setting of these assets therefore a Historic Impact Assessment would be required. Archaeological potential is medium/high and archaeological assessment would be required (SA Obj. 6). The local primary school is full though expansion could</p>

Sustainability Appraisal - Summary of Assessment

Site 603 - Land east of The Dene

be possible, however there are capacity issues with secondary schools that would be problematic to mitigate as any increase capacity is reliant on other developments in the town delivering a new school (SA Obj. 9).

The assessment also identifies a range of minor adverse effects. The site is not within a designated AQMA, but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). While the site is in Flood Zone 1, there is an area within the site that is at risk of surface water flooding. A Flood Risk Assessment would be required. Conventional soakaways may not work due to the soil types in the area. Additionally, storm water drainage to the River Wylye to the south may be an issue and result in a reduction in the developable area. A Drainage Strategy would be required (SA Obj. 5b). Development of the site for housing may result in erosion of the gap between Warminster and Bishopstrow; a substantial buffer would be required including the retention of existing features and provision of landscape planting. The site also contains and adjoins public footpaths WARM40 and WARM41 which would need to be protected and enhanced. It is possible that provision of these measures may reduce the developable area (SA Obj. 7). The site is in an edge of town location with a small selection of services and facilities in proximity. The site provides reasonable accessibility with scope for the use of sustainable modes of transport however residents are still likely to rely on the private vehicle to access services and facilities (SA Obj. 10).

The assessment has also identified one moderate and two minor beneficial effects. The site would have a moderate beneficial effect as it would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Minor beneficial effects are also predicted development of the site for housing could contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, the site is assessed as less sustainable within this area of search.

Table F.6

Sustainability Appraisal - Summary of Assessment

Site 793 - Westbury Road

Site Overview

This site option is located in Warminster. With an area of 1.86ha this site has a potential capacity for approximately 45 dwellings; however, mitigation may reduce this number.

Assessment Results

Sustainability Appraisal - Summary of Assessment

Site 793 - Westbury Road

A major adverse effect from the development of this site is assessed in terms of landscape impacts. Due to the prominent location and sloped topography of the site development would be highly visible and result in a significant impact to the landscape character of this part of Warminster; mitigation is not considered possible (SA Obj. 7).

In addition, four moderate adverse effects have been identified for this site. HRA screening has identified that development could contribute towards impacts upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development would lead to an increase in demand for water and sewer capacity so any upgrade requirements would need to be investigated. There is a trunk water main through the site to the south, and significant new connections would need to be provided to support development which may limit the area of land that can be developed. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). Although the site is located within Flood Zone 1 and is unlikely to increase the risk of fluvial flooding, a Flood Risk Assessment will be required due to the size of the development. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows; further assessment would be required to inform an appropriate drainage strategy (SA Obj. 5b). The local primary school can be expanded, however the provision of sufficient additional secondary education capacity is dependent on other developments in the town delivering new secondary school places (SA Obj. 9).

The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within a designated AQMA, but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a).

Minor adverse effects are also predicted in relation to SA Obj. 6. Development in this location would be separated from Warminster Conservation Area and there are no Listed Buildings or Scheduled Monuments in the immediate vicinity that could be affected. However, there is low/medium potential for archaeology at the site and archaeological assessment would be required (SA Obj. 6). The site adjoins Warminster and benefits from a good range of services, however generally these are not close. There is some scope for future residents to use sustainable travel modes however future residents may still rely on the private vehicle to access services and facilities (SA Obj. 10).

The assessment has also identified three minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Given the landscape issues likely to arise from the development of this site, it is recommended that this site should not be considered further.

Table F.7

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 1032 - Bore Hill Farm</p>
<p>Site Overview</p> <p>This site option is located in Warminster. With an area of 1.86ha the site has a potential capacity for approximately 69 dwellings, although mitigation may reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified for this site.</p> <p>Five moderate adverse effects have been identified for this site. Part of the site is grassland with woodland buffer. HRA screening has identified that development could contribute towards impacts upon the Salisbury Plain SPA and the River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land. The southern part of the site contains the Bore Hill bio-digester plant which will likely prevent development on this part of the site. The site is also partly Grade 2 agricultural land so development would result in the loss of best and most versatile agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity so any upgrade requirements would need to be investigated. There are no public surface water systems at this location, and the site would be unable to proceed without a satisfactory surface water outfall being provided. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3).</p> <p>Moderate adverse effects are also identified for SA Obj. 5b. The site is within Flood Zone 1, although there is an area within the site at risk from surface water flooding</p> <p>Any proposals for soakaways on sites in Warminster will require additional testing and ground investigations prior to any planning permission being granted. Surface water flooding offsite is likely following development, and mitigation for adjacent land would be problematic (SA Obj. 5b). Any proposals for soakaways on sites in Warminster will require additional testing and ground investigations due to the mix of soils in the town that could make soakaways ineffective in some areas. A Flood Risk Assessment would be required. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows; further assessment would be required to inform an appropriate drainage strategy. The primary school cannot be expanded but could potentially take the limited number of pupil that would arise from this site. However, there is no capacity to expand the secondary school and mitigation is considered problematic as the provision of additional capacity is dependent on other developments in the town delivering new secondary school places (SA Obj. 9).</p> <p>The assessment has identified a range of minor adverse effects. The site is not within a designated AQMA, but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate <i>inter alia</i> to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources</p>

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 1032 - Bore Hill Farm</p>
<p>and encouraging sustainable building practices (SA Obj.5a). The site is separated from Warminster Conservation Area and development would be unlikely to adversely affect any no Listed Buildings or Scheduled Monuments. However, the site has a low/medium potential for archaeological significance and archaeological assessment would be required (SA Obj. 6).</p> <p>Minor adverse effects are also identified as although the site is reasonably will contained from the wider landscape, it is likely to be visually apparent from adjoining residential properties and the PROW on the north boundary of the site. This may be possible to mitigate to some degree by additional planting and additional green. The PROW would need to be retained and appropriate landscape buffers to the PROW and the adjoining woodland and hedges would be required (SA Obj. 7). The site benefits from the range of services Warminster offers; however, no services or facilities are located within 800m of the site. There is some potential for future development to encourage sustainable modes of transport however future residents may still rely on the private vehicle to access services and facilities (SA Obj. 10).</p> <p>The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).</p> <p>Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, the site is assessed as less sustainable within this area of search.</p>

Table F.8

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 3242 - Land adjacent to Fanshaw Way</p>
<p>Site Overview</p> <p>This site option is located in Warminster. With an area of 1.20ha this site has a potential capacity for approximately 29 dwellings; however mitigation may reduce this number.</p>
<p>Assessment Results</p> <p>One major adverse effect has been identified for this site. The site falls within an exclusion zone saved under policy U5 of the West Wiltshire Local Plan, associated with the sewage works to the south of the site, which would preclude development in this location (SA Obj. 4).</p> <p>Five moderate adverse effects have been identified for this site. The site is within approx. 20m of a stream that connects to the River Wylye, which is designated as part of the River Avon SAC. HRA screening has identified that development could impact upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is a moderate distance from the services and facilities in the town centre and the developable part of the site would need to be</p>

Sustainability Appraisal - Summary of Assessment

Site 3242 - Land adjacent to Fanshaw Way

reduced to take account of the topography of the land. The site is also predominantly classified as Grade 1 Agricultural Land and therefore the development would result in the loss of best and most versatile agricultural land (SA Obj. 2). There is a rising water main and main sewer on the site which would require securing statutory easements in order to move. Storm water disposal appears problematic and there would be a need to provide onsite storage of storm flows to ensure no increase in offsite flood risk. The area also exhibits a lack of suitability for conventional soakaway systems for managing storm water. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3).

Moderate adverse effects are also identified as although the site is in Flood Zone 1 and is not itself at risk from surface water flooding, flows would go to the main river which does have issues across the marsh. A Flood Risk Assessment would be required due to the size of the development. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows; further assessment would be required to inform an appropriate drainage strategy (SA Obj. 5b). The local primary school is on a restricted site and cannot be expanded, however there are schools in the town which are capable of expansion within 2 miles of the site. There is no capacity to expand the secondary school and mitigation is considered problematic as the provision of additional capacity is dependent on other developments in the town delivering new secondary school (SA Obj. 9).

The assessment has identified a range of minor adverse effects. Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site is separated from Warminster Conservation Area by existing development and it is unlikely that development on this site would have a negative impact on the Conservation Area, or on any Listed Buildings or Scheduled Monuments. However, there is low/medium archaeological potential and archaeological assessment would be required (SA Obj. 6). Development of the site for housing would result in some landscape impact and require screening; the topography of the site is sloped, and development on the higher slopes has the potential to be more prominent. However, these impacts could be mitigated through provision of greenspace and landscape planting (SA Obj. 7). The site is located on the periphery of Warminster. While the site benefits from the town's services and facilities there are few facilities located near to site. The town centre is only 800m away, offering potential for sustainable transport modes however future residents may still rely on the private vehicle to access services and facilities (SA Obj. 10).

The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Given that the site falls within an exclusion zone saved under policy U5 of the West Wiltshire Local Plan together with the other moderate adverse effects, it is recommended that this site should not be considered further.

Table F.9

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 304 - Land at Boreham Road</p>
<p>Site Overview</p> <p>This site option is located in Warminster. With an area of 1.3ha this site has a potential capacity for approximately 30 dwellings; however mitigation may reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified for this site.</p> <p>Four moderate adverse effects have been identified for this site. The HRA screening has identified that development could impact upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is a moderate distance from the services and facilities in the town centre and the developable part of the site would need to be reduced to take account of the topography of the land. The southern and north-eastern parts of the site are classified as Grade 3a agricultural land with the remainder of the site Grade 3b, therefore the development would result in the loss of best and most versatile agricultural land. There is modern landfill across the site to depths of between 1.2m and 1.9m below existing ground level. As such any development undertaken would be required to deal with any unexpected contamination encountered as works proceed (SA Obj. 2). A capacity appraisal of water supply and foul water disposal would be needed to confirm the scope of network reinforcement to serve any development proposals. Moreover, whilst the local area around the site is served by the Boreham Road SPS, any capacity appraisal of water infrastructure would need to consider the need for foul/storm water network reinforcement. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). The local primary school is full but expansion could be possible through mitigation to support additional capacity to cater for pupils arising from development. In terms of secondary education, there is no capacity to expand the existing School on its current site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town (SA Obj. 9).</p> <p>The assessment has identified a range of minor adverse effects. Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site is located in Flood Zone 1. Storm water drainage to the River Wylde to the south may be an issue due to levels, and there may be a need to look at surface attenuation methods which might reduce the developable area (SA Obj. 5b). The southern boundary of the site is adjacent to the Bishopstrow Conservation Area and there are also a number of Listed Buildings within proximity to the site. A Historic Impact Assessment would be required as part of any future planning application to determine the impacts of development on the heritage assets of the area to avoid harm to the significance of heritage assets from adverse impacts on their settings. The archaeological potential is low (SA Obj. 6). The existing riparian vegetation surrounding the site provides a substantial screening effect and creates a strong sense of enclosure. There is therefore limited concern that the landscape and visual effects of the proposed development would be harmful however some change would be anticipated (SA Obj. 7). The site is in an edge of town location, and there are few</p>

Sustainability Appraisal - Summary of Assessment

Site 304 - Land at Boreham Road

shops and other facilities available nearby, including primary and secondary schools close to the site. The site is over 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. Future residents are likely to rely on the private vehicle to access services and facilities (SA Obj. 10).

The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects which will require addressing during any further development of the site, the site is assessed as more sustainable within this area of search.

Table F.10

Sustainability Appraisal - Conclusions & Recommendations

The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further

The following conclusions and recommendations are reached:

More sustainable options for development:

- Site 302 - Land at Bradley Road
- Site 304 - Land at Boreham Road

Less sustainable options for development:

- Site 603 - Land east of The Dene
- Site 1032 - Bore Hill Farm

Sites which should not be considered further:

- Site 793 - Westbury Road
- Site 3242 - Land adjacent to Fanshaw Way

Table F.11 Stage 3 Scoring Summary Chart for Warminster Community Area Remainder

Area of search: Warminster Community Area Remainder													Is site proposed for Stage 4?				
SHLAA Site Ref	Site Name	Site Capacity	SA Objectives														
			1	2	3	4	5a	5b	6	7	8	9	10	11	12		
Chapmanslade																	
316	Barbers Farm	c.35	-	-	-	-	-	-	-	-	++	-	-	-	++	+	Yes
1022	Green Farm Industrial Estate and adjacent land	c.8	-	-	-	-	-	-	-	-	+	-	-	-	---	--	No
3203	Land at North West Chapmanslade	c.20	--	-	-	-	-	-	-	-	++	-	-	-	++	+	Yes
Codford																	
612	Chitterne Road	c.12	---	-	-	-	-	-	-	-	++	-	-	-	+	+	No
3397	Bury Farmyard, Green Lane	c.10	---	-	-	-	-	-	-	-	++	-	-	-	+	+	No
3491	Mayflower Farm	c.78	---	-	-	-	-	-	-	-	++	-	-	-	++	+	No
3506	Manor House Grounds	c.18	---	-	-	-	-	-	-	-	++	-	-	-	+	+	No
Heytesbury																	
3486	Heytesbury Park	c.112	---	-	-	-	-	-	-	-	++	-	-	-	++	+	No

Table F.12

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 316 – Barters Farm, Chapmanslade</p>
<p>Site Overview</p> <p>This site option is located in the village of Chapmanslade. With an area of 1.35ha the site has a potential capacity for approximately 32 dwellings; although mitigation measures may reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified for this site.</p> <p>Two moderate adverse effects have been identified. Development on this site would result in an increase in demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction throughout the local catchment area would require further assessment. Further assessment of foul drainage capacity, in particular storm water and surface water drainage is required. A Sustainable Drainage System would be permissible only if groundwater and filtration is of an acceptable level (SA Obj. 3). Although the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses, a Flood Risk Assessment would be required to support a planning application. Storm/surface water drainage may be problematic and could lead to surface water flooding on site and elsewhere, and contribute to surface water runoff of pollution. Pollution prevention measures would be required. As for SA Obj. 3, the implementation of a Sustainable Drainage System would need to be investigated (SA Obj. 5b).</p> <p>The assessment has identified a range of minor adverse effects. The site is currently used as nursery grounds with mature trees/hedgerows along the boundaries. The site is within the core buffer area of the Bath and Bradford-on-Avon Bats SAC. There is the potential for protected species including grass snake, bat and Great Crested newt, therefore ecological assessment would be required (SA Obj. 1). The site is located on previously developed land and therefore should be screened for contamination and any necessary mitigation measures identified (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate <i>inter alia</i> to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site adjoins the curtilage of one grade II listed building and is between approximately 25 - 38m of three other listed buildings. Development of the site may affect the setting of these heritage assets, however it is unlikely that any impact would be significant. There is medium archaeological potential. A Heritage Impact Assessment and archaeological assessment would be required (SA Obj. 6). There are no landscape designations in this area. Development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. Public Footpath CHAP14 passes along the northern boundary of the site; assuming this right of way remains open during construction and operation, no adverse effects are likely (SA Obj. 7). Given the proposed scale of development (approximately 74 units), there may be some adverse effects from additional pressure on local facilities. The primary school is forecast to remain nearly at capacity but could accommodate limited growth. The secondary school currently has some surplus places; although these may fill as a result of other approved housing in the area,</p>

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 316 – Barters Farm, Chapmanslade</p>
<p>the school could be expanded when necessary (SA Obj. 9). Pedestrian facilities link the site with services and facilities in the village, however development will inevitably increase private car journeys for higher order services (SA Obj. 10).</p> <p>The assessment has also identified a major beneficial effect. The site would have the potential to significantly boost the supply of homes and affordable housing provision in the village of Chapmanslade (SA Obj. 8). A moderate beneficial effect is assessed as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11); and a minor beneficial effect is attributed to the direct and indirect generation of construction employment from development (SA Obj. 12).</p> <p>Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.</p>

Table F.13

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 1022 – Green Farm Industrial Estate and adjacent land, Chapmanslade</p>
<p>Site Overview</p> <p>This site option is located in the village of Chapmanslade. With an area of 0.31ha the site has a potential capacity for approximately 8 dwellings; however, mitigation measures might reduce this number.</p>
<p>Assessment Results</p> <p>Two major adverse effects have been identified for this site. The site is located on an active small industrial estate and would result in the loss of some employment from the village, which is contrary to Wiltshire Core Strategy (SA Obj. 11). Although a housing site allocation in itself will generate direct and indirect construction employment in the short term and would help stimulate the local economy once built, development of the site for housing would result in the loss of existing employment and loss of employment land, which is contrary to the Wiltshire Core Strategy (SA Obj. 12).</p> <p>Two moderate adverse effects have been identified. Development on this site would result in a limited increase in demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction need to be assessed. Storm/surface water could not be discharged into the foul drainage system and could result in flooding issues, therefore further assessment would be required. The site is located within Groundwater Source Protection Zone 2C which could result in pollution of surface water (SA Obj. 3). The site is located within Flood Zone 1. However, the site lies within a 1 in 30 flood risk area and surface water flooding would be highly likely. Development of the site would need to ensure that storm/surface water run-off would not contribute to potential flood risk. A Flood Risk Assessment would be required. The feasibility of utilising Sustainable Drainage Systems through any subsequent planning application process should be investigated (SA Obj. 5b).</p>

Sustainability Appraisal - Summary of Assessment

Site 1022 – Green Farm Industrial Estate and adjacent land, Chapmanslade

The assessment has identified a range of minor adverse effects. The site is a small industrial estate, however has hedgerows (UK BAP Priority Habitat) on the site boundary and the site is located within the core buffer area of the Bath and Bradford-on-Avon Bats SAC and there are records of bats within the locality. Ecological assessment would be required (SA Obj. 1). The site is located on previously developed land comprising operational small industrial estate. Given the existing buildings and use of the site, it is considered possible that some of the land might be contaminated, in which case remediation measures would be required in order to facilitate development of the land for housing (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). There are several grade II listed buildings located to the east of the site, however the site is separated from these assets by existing development and vegetation and it is considered unlikely that development on the site would have a significant negative impact given these issues and the distances involved. Nonetheless, a Heritage Impact Assessment would be required. Archaeological potential of the site is medium and therefore an archaeological assessment would be required (SA Obj. 6). Development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. Public Footpath CHAP8 passes through the site; however, safeguarding or providing a suitable diversion would mitigate impacts (SA Obj. 7). The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. There local primary school is nearly at capacity, however considering the small scale of development (approximately 8 units) it could be accommodated. The catchment secondary school has some capacity and though this might get filled due to other development in the area, it is considered possible to expand the school (SA Obj. 9). Pedestrian facilities link the site with nearby services and facilities in Chapmanslade, however, accessing a wider variety of services in higher order settlements will generate increased private vehicle journeys (SA Obj. 10).

The assessment has also identified one minor beneficial effect. The site would have the potential to boost the supply of homes in the area and has some potential to deliver affordable units alongside open market units (SA Obj. 8).

Given the major adverse effects associated with the loss of employment land, it is recommended that this site is not considered further in the site selection process.

Table F.14

Sustainability Appraisal - Summary of Assessment

Site 3203 – Land at North West Chapmanslade

Site Overview

This site option is located in the village of Chapmanslade. With an area of 1.78ha the site has a potential capacity for approximately 26 dwellings; however, mitigation measures may reduce this number.

Sustainability Appraisal - Summary of Assessment

Site 3203 – Land at North West Chapmanslade

Assessment Results

No major adverse effects have been identified.

Four moderate adverse effects have been identified for the site. The site is adjacent to Black Dog Woods County Wildlife Site (ancient woodland); the site has potential to provide habitats for protected species. Ecological assessment would be required to accurately assess the extent of likely impacts on species and habitats (SA Obj. 1). Development would result in an increased demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction require further assessment. Further assessment is also required in respect of foul drainage. A Sustainable Drainage System would be permissible only if groundwater and filtration is of an acceptable level (SA Obj. 3). The site is located close to a listed building, and development would affect the setting of this building and the historic form of the village which could be problematic to mitigate. The archaeological potential of the site is medium. A Heritage Impact Assessment and archaeological assessment would be required (SA Obj. 6). There are no landscape designations in this area however, the site has a strong landscape character and is in good condition. The site is of a steep gradient, sloping down to Black Dog Woods. Given views into the site, it is considered that housing development would result in potential adverse landscape and visual impacts that would be problematic to mitigate (SA Obj. 7).

The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses; however, parts of the site do flood and due to the size of the site, a Flood Risk Assessment would be required (SA Obj. 5b). The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. There is limited capacity for growth in the catchment primary school however limited growth could be accommodated (up to around 15 dwellings). The secondary school has some capacity; although this is expected to be filled due to other development, the school could be expanded (SA Obj. 9). The site is located in the north of Chapmanslade and within walking distance of the services and facilities within the settlement. There is more limited access to the types of facilities found in higher order settlements and overall residents are likely to rely upon use of the private car to reach larger services and facilities (SA Obj. 10).

The assessment has also identified several beneficial effects. A major beneficial effect is identified as the site has the potential to boost the supply of a range of homes and affordable housing provision in the village (SA Obj. 8). A moderate beneficial effect is assessed as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11); and the direct and indirect generation of construction employment would have a minor benefit (SA Obj. 12).

Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.

Table F.15

Sustainability Appraisal - Summary of Assessment
Site 612 – Chitterne Road, Codford
<p>Site Overview</p> <p>This site option located in the village of Codford. With an area of 0.52ha the site has a potential capacity for approximately 12 dwellings; however, mitigation measures could reduce this number.</p>
<p>Assessment Results</p> <p>One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).</p> <p>Three moderate adverse effects have been identified for this site. The site is within the Cranborne Chase AONB and the site is visible from numerous areas within the surrounding countryside. Only a comprehensive and robust scheme of mitigation and enhancement measures could potentially address the likely landscape and visual impacts (SA Obj. 7). While the catchment primary school has capacity, the GP surgery has capacity issues and existing secondary school places are forecast to be at capacity in the next 2-3 years with no potential for expansion of the school on its current site. A secondary school is being developed as part of another development, however this currently is only of a size to cater for that development and any new capacity would be reliant on the developer expanding the school size (SA Obj. 9). Pedestrian facilities linking proximate services in Codford are lacking and there is limited potential to increase accessibility to the centre of the village. It is likely that development would have a reliance on private vehicles to access higher order facilities (SA Obj. 10).</p> <p>A range of minor adverse effects have been identified for this site. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency (SA Obj. 3). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate <i>inter alia</i> to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. Development of the site which may lead to localised surface water flooding although mitigation is considered achievable (SA Obj. 5b). A Grade II listed building is in proximity of the site. Development would have a minimal effect on</p>

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 612 – Chitterne Road, Codford</p>
<p>the setting of this historic asset and could be mitigated through appropriate design and siting. Nonetheless, a Historic Impact Assessment would be required. The site has medium archaeological potential and an archaeological assessment would be required (SA Obj. 6).</p> <p>The assessment has also identified one moderate and two minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Minor beneficial effects are identified as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).</p> <p>Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is <u>not</u> considered further in the site selection process.</p>

Table F.16

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 3397 – Bury Farmyard, Green Lane, Codford</p>
<p>Site Overview</p> <p>This site option is located in the village of Codford. With an area of 0.43ha the site has a potential capacity for approximately 10 dwellings; however, mitigation measures may reduce this number.</p>
<p>Assessment Results</p> <p>One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).</p> <p>Two moderate adverse effects have been identified for this site. While the catchment primary school has capacity, the GP surgery has capacity issues and existing secondary school places are forecast to be at capacity in the next 2-3 years with no potential for expansion of the school on its current site. A secondary school is being developed as part of another development, however this currently is only of a size to cater for that development and any new capacity would be reliant on the developer expanding the school size (SA Obj. 9). While some facilities are in proximity of the site there are no pedestrian facilities along Green Lane and there is limited opportunity to increase accessibility to the village centre. Development will be reliant on the use of private vehicles to access services (SA Obj. 10).</p>

Sustainability Appraisal - Summary of Assessment

Site 3397 – Bury Farmyard, Green Lane, Codford

The assessment has also identified a range of minor adverse effects. The site is located on previously developed land, comprising two residential dwellings and ancillary farm buildings which are in a poor state of repair, as such there is a greater potential for the site to require remediation. The site should be screened for contaminated land potential (SA Obj. 2). Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting. A road traffic noise assessment would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site is located within Flood Zone 1. There is the potential to increase flood risk elsewhere and contribute to surface water runoff pollution (SA Obj. 5b). The site is not located in close proximity to any listed buildings or Scheduled Monuments, nor within a conservation area. However, the existing barns are considered to be non-designated heritage assets and although appear to be in a poor state of repair may have some potential to be re-used/'saved' subject to a full structural survey in line with Core Policy 48. The site has a medium potential for archaeological significance, and archaeological assessment would be required (SA Obj. 6). While the site is within Cranborne Chase AONB it contains existing development in a poor state of repair and residential development of this scale would not have significantly more impact than the existing built form. Proposals would require robust mitigation and enhancement measures (SA Obj. 7).

The assessment has also identified one moderate and two minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Minor beneficial effects are identified as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is not considered further in the site selection process.

Table F.17

Sustainability Appraisal - Summary of Assessment

Site 3491 – Mayflower Farm, Codford

Site Overview

This site option is located in the village of Codford. With an area of 3.46ha the site has potential capacity for approximately 78 dwellings; however, mitigation measures may reduce this number.

Sustainability Appraisal - Summary of Assessment

Site 3491 – Mayflower Farm, Codford

Assessment Results

One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).

Two moderate adverse effects have been identified for this site. The site is in the Cranborne Chase AONB and does not relate well to existing built form in Codford. Views of the site are available from numerous locations in the surrounding area. Development would require substantial and robust mitigation and enhancement strategies to address the level of visual and landscape impact expected (SA Obj. 7). While the catchment primary school has capacity, the GP surgery has capacity issues and existing secondary school places are forecast to be at capacity in the next 2-3 years with no potential for expansion of the school on its current site. A secondary school is being developed as part of another development, however this currently is only of a size to cater for that development and any new capacity would be reliant on the developer expanding the school size (SA Obj. 9).

The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency (SA Obj. 3). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. Development of the site may lead to localised surface water flooding which could increase flood risk and pollution elsewhere. Due to the size of the site, a Flood Risk Assessment would be required (SA Obj. 5b). The site is located within close proximity to a grade II listed building; although the impact of the site on the setting of this historic asset is likely to be minimal and capable of being mitigated, a Historic Impact Assessment should nonetheless be undertaken. The site has medium archaeological potential and an archaeological assessment would be required (SA Obj. 6). The site is within walking distance of a number of services and facilities however overall residents would rely on private vehicles to reach a greater range of facilities in higher order settlements (SA Obj. 10).

The assessment has also identified one major beneficial effect, one moderate and one minor beneficial effects. The site would have the potential to significantly boost the supply of a range of homes in the village and help meet the identified need for affordable housing (SA Obj. 8). Moderate

Sustainability Appraisal - Summary of Assessment

Site 3491 – Mayflower Farm, Codford

beneficial effects are assessed as development of the site for housing could contribute to the local economy through use of local shops and services (SA Obj. 11) and development would generate minor benefits through direct and indirect construction employment (SA Obj. 12).

Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is not considered further in the site selection process.

Table F.18

Sustainability Appraisal - Summary of Assessment

Site 3506 – Manor House Grounds, Codford

Site Overview

This site option is located in the village of Codford. With an area of 0.73ha this site has a potential capacity for approximately 18 dwellings; however, mitigation measures may reduce this number.

Assessment Results

One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).

Four moderate adverse effects have been identified for this site. The site is located in proximity to several listed buildings, including a grade II* listed church, and the development may affect the setting of these heritage assets and their significance. A Heritage Impact Assessment would be required. The archaeological potential is high and an archaeological assessment would be required (SA Obj. 6). The site is located in the Cranborne Chase AONB and views into the site are available from the surrounding open countryside. Development of the site would result in landscape and visual impacts that may only be satisfactorily mitigated with substantial and robust mitigation measures and enhancement strategies (SA Obj. 7). While the catchment primary school has capacity, the GP surgery has capacity issues and existing secondary school places are forecast to be at capacity in the next 2-3 years with no potential for expansion of the school on its current site. A secondary school is being developed as part of another development, however this currently is only of a size to cater for that development and any new capacity would be reliant on the developer expanding the school size (SA Obj. 9). The site is in walking distance of services and facilities, although there are no pedestrian facilities. There is limited potential to improve accessibility to the village centre. Future residents would be reliant on private vehicles to access a wider range of services and facilities in higher order settlements (SA Obj. 10).

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 3506 – Manor House Grounds, Codford</p>
<p>Minor adverse effects have also been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency (SA Obj. 3). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate <i>inter alia</i> to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. A pond lies adjacent to the site. The south of the site is prone to surface water flooding therefore storm water disposal could be an issue. Development of the site may lead to localised surface water flooding. A Flood Risk Assessment would be required and the use of Sustainable Drainage Systems should be investigated (SA Obj. 5b).</p> <p>The assessment has also identified one moderate and several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the village and help meet the identified need for affordable housing (SA Obj. 8). Minor benefits are identified as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).</p> <p>Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is <u>not</u> considered further in the site selection process.</p>

Table F.19

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 3486 – Heytesbury Park, Heytesbury</p>
<p>Site Overview</p> <p>This site option is located in the village of Heytesbury. With an area of 4.97ha the site has a potential capacity for approximately 112 dwellings; however, mitigation measures may reduce this.</p>
<p>Assessment Results</p> <p>One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the</p>

Sustainability Appraisal - Summary of Assessment

Site 3486 – Heytesbury Park, Heytesbury

SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).

Four moderate adverse effects have been identified for the site. The site lies in Groundwater Source Protection Zone 3. Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency (SA Obj. 3). Development of the site would likely affect the setting of the historic environment of Heytesbury, a number of listed buildings and the conservation area which adjoins the site. A Heritage Impact Assessment would be required. Archaeological potential is high and archaeological assessment would be required (SA Obj. 6). Views of the site are available from the surrounding area and conservation area. Housing development would result in potential landscape and visual impacts that may only be successfully mitigated with robust mitigation and enhancement strategies. The site is publicly accessible and development of the site would result in the loss of recreational facilities (SA Obj. 7). While the catchment primary school has capacity, the GP surgery has capacity issues and existing secondary school places are forecast to be at capacity in the next 2-3 years with no potential for expansion of the school on its current site. A secondary school is being developed as part of another development, however this currently is only of a size to cater for that development and any new capacity would be reliant on the developer expanding the school size (SA Obj. 9).

The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. There may be an increased risk of flooding created by impermeable surfaces on the site due to its development. A Flood Risk Assessment would be required and the provision of Sustainable Drainage Systems should be investigated (SA Obj. 5b). The site is closely related to services and facilities in the village and accessible by foot. However, future residents will rely on private vehicles to access facilities in higher order settlements (SA Obj. 10).

The assessment has also identified two major and one minor beneficial effect. The major beneficial effects are associated with the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and the contribution to the local economy through use of local shops and services (SA Obj. 11). A minor benefit is identified as development of the site would directly and indirectly generate construction employment (SA Obj. 12).

Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is not considered further in the site selection process.

Table F.20

Sustainability Appraisal - Conclusions & Recommendations
<p>The aim of this assessment exercise has been threefold:</p> <ul style="list-style-type: none">● Identification of more sustainable (preferred) site options for consideration in the preferred allocations;● Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and● Identification of sites which should not be considered further <p>The following conclusions and recommendations are reached:</p> <p>More sustainable options for development:</p> <ul style="list-style-type: none">● Site 316 - Barters Farm, Chapmanslade● Site 3203 - Land at North West Chapmanslade <p>Less sustainable options for development:</p> <ul style="list-style-type: none">● No sites are assessed as less sustainable in this area of search. <p>Sites which should not be considered further:</p> <ul style="list-style-type: none">● Site 1022 - Green Farm Industrial Estate and adjacent Land, Chapmanslade● Site 612 - Chitterne Road, Codford● Site 3397 - Bury Farmyard, Green Lane, Codford● Site 3491 - Mayflower Farm, Codford● Site 3506 - Manor House Grounds, Codford● Site 3486 - Heytesbury Park, Heytesbury

Appendix G: Assessment criteria and output from Warminster Stage 4a of the site selection process

Warminster

Assessment of site options

- G.1** The purpose of this stage, which involves five steps, is to select those 'SHLAA sites' that can be site allocations. The 'more sustainable' sites (site options) resulting from the assessment in Stage 3 are individually assessed in more detail for suitability and fit with the area strategy (steps 1-4). The conclusion selects preferred sites (step 5).
- G.2** At Warminster it was necessary to consider 'less sustainable' sites as well as the 'more sustainable' sites given the outstanding remaining requirement of 462 dwellings.
- G.3** The site options that resulted from stage 3 are as follows.

Table G.1 Site options resulting from Stage 3

SHLAA ref	Site Name	SHLAA site area (ha)	SHLAA capacity ⁽⁴⁰⁾
302	Bradley Road	0.45	11
304	Boreham Road	1.31	30
603	East of The Dene	10.96	164
1032	Bore Hill Farm	5.22	69
TOTALS			274

40 Reduced capacity of SHLAA site following consideration of strategic criteria (see Stage 2a)

G.4 The discussion that follows focuses upon place/site specific constraints for Warminster Town that will need to be addressed in policy terms in order to facilitate development. Much of what will be required to support subsequent planning applications will be guided by policies of the Wiltshire Core Strategy, national planning policy, guidance and standing advice. Therefore, matters such as the need for a Flood Risk Assessment will be directed by existing policy/advice and therefore not repeated throughout these reports. However, a range of Community Areas concerns/considerations have been raised by consultees at Stage 4A. For completeness, they are listed in the following table.

Table G.2 Generic considerations/ constraints and requirements to be addressed

Generic considerations/ constraints	Requirements to be addressed
<p>Land around Warminster town falls within the visitor catchment of the Salisbury Plain Special Protection Area (SPA)/Special Area of Conservation (SAC). The Habitats Regulations Assessment (HRA) screening process identified that development is likely to increase recreational pressure on designated features. The cumulative impacts of combined development in this area could impact on the SPA. Therefore, mitigation measures would likely be required in order to maintain the integrity of the designated features.</p>	<p>Cumulative impacts relating to multiple developments in the area would need to be monitored and addressed. A mitigation strategy for Salisbury Plain (SPA/SAC)⁽⁴¹⁾ has been agreed with Natural England. In order to manage recreational pressure on designated features, the mitigation strategy identifies a mechanism for utilising CIL money to fund the ongoing Stone Curlew Project. The existing mitigation mechanism would be applied to all new development proposals in Warminster.</p>
<p>Development may lead to impacts on the River Avon SAC through increased water abstraction.</p>	<p>Development proposals would need to be informed by detailed ecological assessments. Guidance in respect of managing potential impacts on the River Avon/Salisbury Plain SACs should be sought from Natural England and the Council.</p>
<p>Discharge from the Warminster STW affects levels of phosphates in the River Avon within the Wylde catchment at Warminster. Reducing the level of phosphates entering the river system within the catchment is the focus for a Nutrient Management Plan (NMP) for the River Avon, and a key strategy of the NMP are the facilitation of agri-initiatives to reduce phosphates from diffuse sources which will help to counteract increased levels that will be inevitable as a result of housing development.</p> <p>The NMP target for Warminster is to have no net increase in phosphates by the target date of 2021.</p>	<p>Latest modelling shows that the objective can be met, and as such development of sites for housing in Warminster can be accommodated without breaching NMP targets.</p>

41 HRA and Mitigation Strategy for Salisbury Plain SPA in relation to recreational pressure from development

<p>Both doctor surgeries in Warminster currently have capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site.</p>	<p>Contributions may be sought in order to expand local healthcare provision.</p>
<p>In terms of secondary education, there is no capacity to expand Kingsdown on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development schemes taking place across the town.</p>	<p>Contributions would be sought in order to expand local education provision.</p>
<p>Land surrounding Warminster features extensive areas of Best and Most Versatile (BMV) agricultural land. Where possible, development should be located so as to reduce the loss of BMV land. Land to the west and south of the town is to some degree contained by the barrier of the A36 (T).</p>	<p>Where there are limited options to deliver development in locations outside of BMV land, the benefits of providing additional homes on BMV land is likely to outweigh the disadvantages of the loss of the agricultural land.</p>
<p>Investigations would be required to determine whether soakaways to manage surface water would work on each site option.</p>	<p>If soil conditions preclude the use of conventional soakaway systems, it is likely that on-site attenuation ponds may need to be included within development proposals. This might result in a reduction in developable area which would affect site capacity.</p>

SHLAA ref	Site Name
Site 302	Bradley Road

Figure G.1 Site 302 - Bradley Road

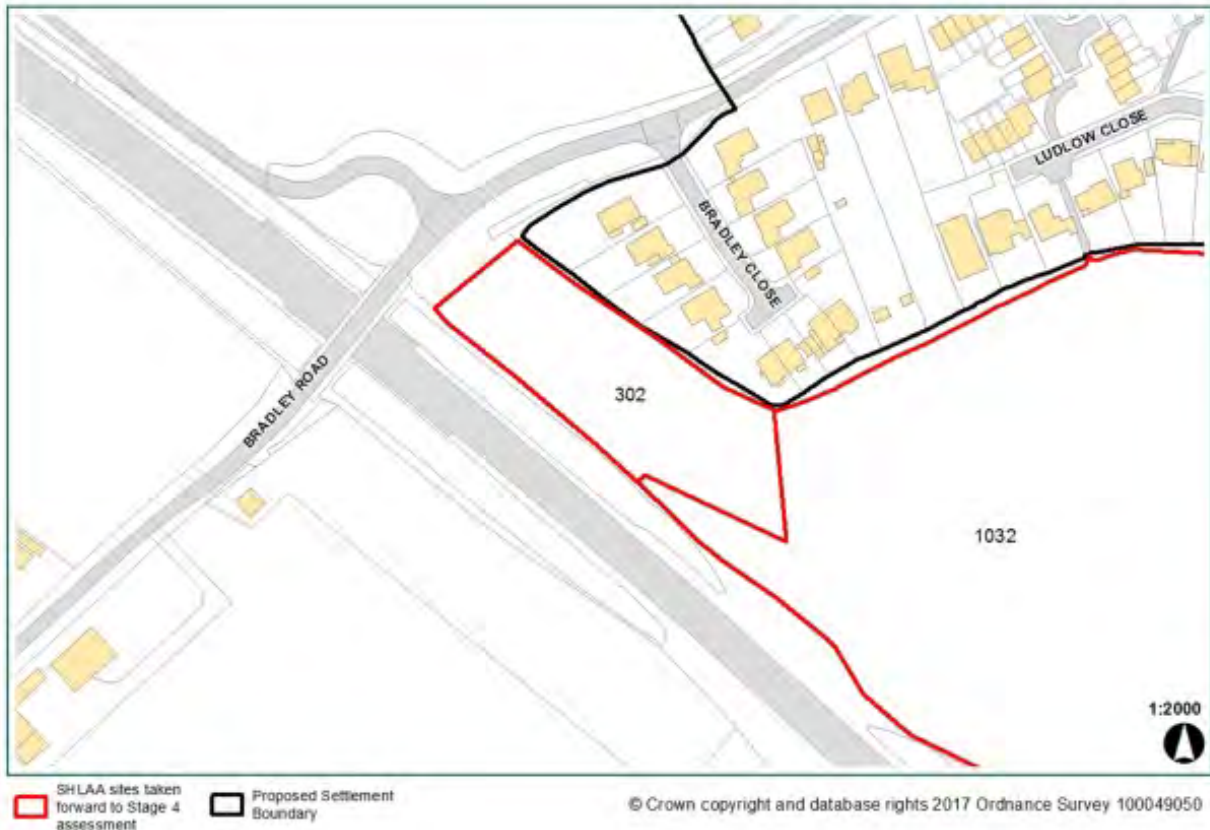


Table G.3 Site 302 - Bradley Road

SHLAA ref	Site Name
Site 302	Bradley Road
Step 1	
SA effects and mitigation measures	<p>LANDSCAPE</p> <ul style="list-style-type: none"> The site is reasonably well contained within the wider landscape, but the proximity of nearby residential properties would potentially limit the extent of development proposals. Existing landscape along the A36 Trunk Road (T) might also need to be enhanced provide an acceptable level of amenity to prospective residents. <p>AIR QUALITY AND POLLUTION</p> <ul style="list-style-type: none"> The adjacent A36 (T) and operational Anaerobic Digester could potentially be a source of noise and air pollution for this site. Proposals would need

SHLAA ref	Site Name
Site 302	Bradley Road
	<p>to be supported and informed by noise, air quality and bio-aerosol assessments. On the basis of evidence gathered to date, it is considered that noise attenuation and air quality measures could be incorporated into proposals to manage impacts, but could possibly reduce the dwelling capacity of the site.</p> <p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site adjoins an area of woodland (Biodiversity Action Plan Priority Habitat) which would need to be protected and, wherever practicable, bolstered to improve habitat connectivity.
Accessibility	<p>The site is on the periphery of the settlement, more than 1km from the town centre and is therefore not considered to be within good walking distance of services and facilities at town, though cycling may be reasonable. Residents are likely to use private vehicles.</p> <p>Direct vehicular access to the site from Bradley Road would be difficult to achieve because of the bridge crossing over the A36 (T) and topographical issues. This could limit the scale and scope of development. Development would be more certain if the site is brought forward in combination with the adjoining site (1032).</p> <p>The northern boundary of the site is defined by public right of way WARM60. Connection and improvement to this route could deliver a suitable means of access for the site if comprehensively planned alongside site 1032.</p>
Overall suitability	Adverse effects appear to be capable of mitigation, although vehicle access would seem to be problematic. The shape of the site and the need to preserve the amenity of adjoining residents, achieve access and retain woodland would limit development to approximately 10 dwellings.
Step 2	
Fit with area strategy	<p>A capacity of approximately 10 dwellings would make a small contribution towards the area's anticipated level of housing growth.</p> <p>By itself development would not offer the opportunity to address any specific issues listed in the WCS Area Strategy. However, if comprehensively planned with site 1032, there would be prospect of contributing towards the delivery of the area strategy, including the provision of affordable housing.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A

SHLAA ref	Site Name
Site 302	Bradley Road
Step 4	
Summary	<p>There are several relatively minor potentially adverse effects resulting from the site's proximity to existing homes as well as the A36(T) that appear capable of mitigation. Without a comprehensive treatment of this site with the adjoining larger SHLAA site (see below), the scope for development is constrained by the site's shape that would limit the benefits of development, especially once mitigation measures are incorporated. Scope for affordable housing, for example, is limited. Overall therefore sustainability benefits are minor.</p> <p>Sensibly, the site relies on the adjoining site (1032) to facilitate access to the road network and it is necessary for the two sites to be comprehensively considered as a single allocation.</p>

SHLAA ref	Site Name
Site 304	Boreham Road

Figure G.2 Site 304 - Boreham Road

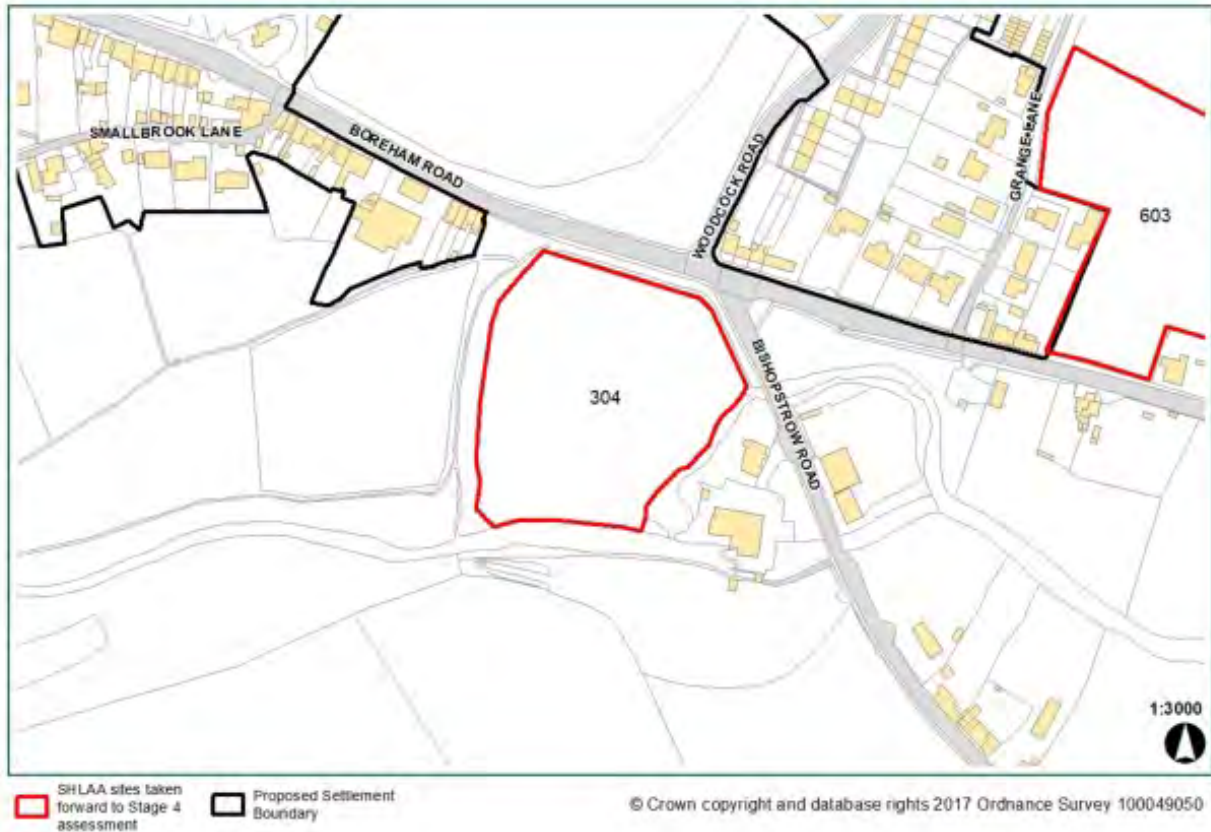


Table G.4 Site 304 - Boreham Road

SHLAA ref	Site Name
Site 304	Boreham Road, Warminster
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> Trees and hedgerows along site boundaries are significant and provide important wildlife corridors, so should be retained, protected and, wherever practicable, bolstered to improve habitat connectivity. Protected corridors reduce the developable area of the site. Given the form and location of the site, proposals would also need to encompass the management of such areas. Proposals for developing the site would be informed by a detailed ecological assessment. <p>LANDSCAPE</p>

SHLAA ref	Site Name
Site 304	Boreham Road, Warminster
	<ul style="list-style-type: none"> The site is well contained within the wider landscape, but the proximity of nearby River Wylde could potentially limit the extent of development by the provision of standoffs to the watercourse.
Accessibility	<p>Direct vehicular access to the site from Boreham Road is considered to be achievable. However, such arrangements would be subject to ensuring the provision of a new access/visibility splay; relocation of the Listed milestone marker; structural details of the culvert beneath the access road; closure of the field gate and reconstruction of footway to provide pedestrian connectivity to Boreham Road.</p> <p>The site is not considered to be within reasonable walking distance of the majority of services and facilities at the town, though cycling may be reasonable, however there are primary and secondary schools and leisure centre within walking distance and the site is on a regular bus route.</p>
Overall suitability	<p>Whilst planning permission was refused in April 2016 for a residential development scheme comprising 35 self-build units, the site has nonetheless been appraised <i>de novo</i> for the purpose of this Plan.</p> <p>The site is visually well contained within the wider landscape. It contains important wildlife corridors that need to be retained and managed to maintain the area's biodiversity value.</p> <p>Bearing in mind the need to provide a stand-off to the River Wylde and wider mitigation (e.g. bolstering of on-site landscaping/vegetation) it is considered that the site could deliver 30 dwellings.</p>
Step 2	
Fit with area strategy	<p>A capacity of approximately 30 dwellings would make a moderate contribution towards Warminster's anticipated level of housing growth.</p> <p>By itself development would not offer the opportunity to address any specific issues listed in the WCS Area Strategy. However, if comprehensively planned with other sites in the town there would be prospect of contributing towards the delivery of the area strategy, including the greater provision of affordable housing.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A

SHLAA ref	Site Name
Site 304	Boreham Road, Warminster
Step 4	
Summary	<p>There is some potential for minor adverse effects, but they can be adequately mitigated. A main concern is to retain the biodiversity value of the site.</p> <p>It would be a particular benefit of development if the self-build element from previous proposals was carried forward. In any event development would provide an element of affordable housing. Overall suitability is considered to be at least moderate and good if there was the benefit of self-built homes.</p>

SHLAA ref	Site Name
Site 603	East of the Dene, Warminster

Figure G.3 Site 603 - East of the Dene

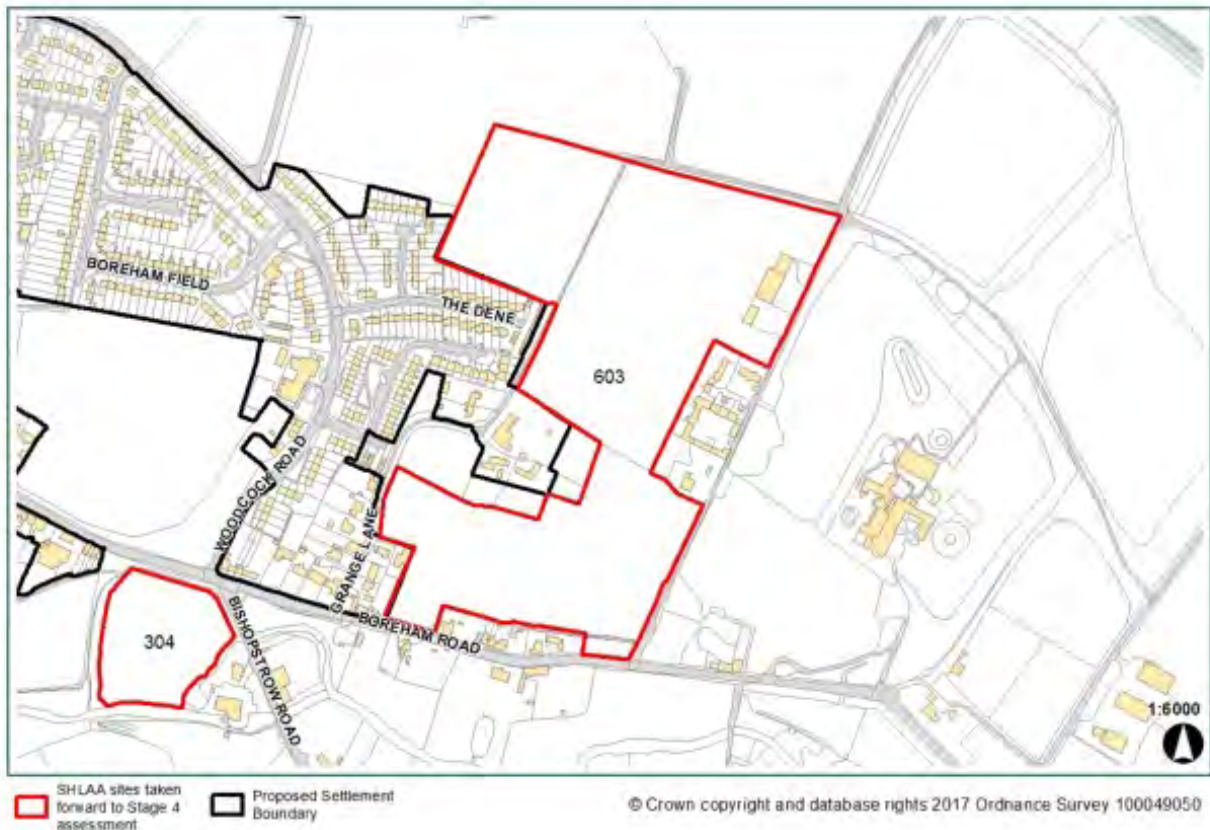


Table G.5 Site 603 - East of the Dene

SHLAA ref	Site Name
Site 603	East of the Dene
Step 1	
SA effects and mitigation measures	<p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> • The following heritage assets and their respective settings would need to be conserved in a manner appropriate to their significance: • The southern part of the site comprises land that provides a context for the wider setting of Bishopstrow House, a Grade II Listed Building to the east of the site; • The south of the site also provides the setting for a number of Listed Buildings close to the southerly site boundary; and

SHLAA ref	Site Name
Site 603	East of the Dene
	<ul style="list-style-type: none"> • The eastern boundary of the site adjoins Bishopstrow Conservation Area. • The site is also approximately 750m south of Battlesbury Camp, a hillfort Scheduled Monument. • Development in this location is likely to lead to the impression of coalescence between Warminster and Bishopstrow when viewed from the Scheduled Monument; • Potential harm to the setting and significance of Bishopstrow House and Battlesbury Camp Schedule Monument would be avoided by locating development toward north-west and western parts of the site where it would be at the outer extent of their wider setting, particularly when viewed against the background of existing development off Dene Road. The site area should therefore be substantially reduced; • Development of the north-western portion of the site would also help to retain the visual separation of the town from Bishopstrow House and Bishopstrow Conservation Area as well as the setting of listed buildings on the southerly SHLAA site area; • Access from Boreham Road would require removal of a section of wall at the south-east corner of the site to allow for a suitable junction arrangement to be formed. The wall is undesignated and on the outer extent of the town, but is nonetheless part of a characteristic of the approach to it that is continued into the Conservation Area itself. As little as possible of this wall should be removed and the design of an access road should minimise potential light pollution and avoid a sense of urbanisation. <p>LANDSCAPE</p> <ul style="list-style-type: none"> • The site as a whole provides an important visual gap between Warminster and Bishopstrow House. A reduction in the developable area within the site would be required in order to ensure that sensitive areas are safeguarded as well as to maintain the integrity of heritage assets. Hence an allocation is appropriate in the north-west of the SHLAA area and land in the south west should remain undeveloped. Additional planting would provide a softer urban edge and filter views of the site. This should avoid the possibility of harm to the wider visual qualities of the area. <p>BIODIVERSITY</p> <ul style="list-style-type: none"> • Trees along the north-eastern boundary are significant in the landscape and provide an important wildlife corridor, so should be retained, protected and, wherever practicable, bolstered to improve habitat connectivity. <p>WATER</p>

SHLAA ref	Site Name
Site 603	East of the Dene
	<ul style="list-style-type: none"> There are records of storm water entering the existing pumping station system, thereby exacerbating issues with capacity. An assessment of existing capacity within existing water infrastructure systems would need to be undertaken in order to support and inform any subsequent planning application. Where necessary, additional infrastructure capacity (e.g. a new pumping station) would need to be provided through agreement with the relevant water utilities company, Lead Local Flood Authority and Environment Agency.
Accessibility	<p>The site could be accessed from Boreham Road where the wall is unlisted. Reliance on one point of access would limit the scale and layout of any subsequent development to approximately 100 dwellings.</p> <p>The site is not considered to be within reasonable walking distance of the majority of services and facilities at the town, though cycling may be reasonable, however there are primary and secondary schools and leisure centre within walking distance and the site is on a regular bus route. An opportunity exists to improve wider accessibility by creating pedestrian and cycle access via The Dene.</p>
Overall suitability	Potentially major adverse effects can be prevented by locating built development in the north west of the SHLAA area and limiting the development to approximately 100 dwellings. Approximately 2ha land in the south west part of the site should remain undeveloped in order to help retain the visual separation of the town from Bishopstrow House and the Bishopstrow Conservation Area.
Step 2	
Fit with area strategy	<p>The WCS refers to the possible need to relocate Kingdown School as the school's existing site is constrained. The site may be large enough to facilitate the relocation of the school. However, in conjunction with residential development, the scale of development would be likely to result in a much greater degree of harm in respect of heritage assets and landscape character.</p> <p>The WCS refers to issues around travel to Kingdown School. Restricting the location of development on the site also ensures it is in reasonable walking and cycling distance of the town.</p> <p>The delivery of approximately 100 dwellings would make a significant contribution towards the area's anticipated level of housing growth.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A

SHLAA ref	Site Name
Site 603	East of the Dene
Step 4	
Summary	<p>Locating housing development to the north-west and retaining an area undeveloped in the south west avoids the potential for substantial harm to the significance of heritage assets. At the level of plan making, it is however difficult to be certain that no harm at all would result. A Heritage Impact Assessment would guide detailed design and layout. A sensitively planned development of approximately 100 homes would provide considerable scope for affordable housing. The possibility of any harm requires a convincing and compelling justification. In this instance, the site would deliver a significant quantum of housing to help meet local need and these benefits are considered to clearly outweigh any residual impacts.</p> <p>Despite constraints that severely limit the proportion of development acceptable on the site, other potential adverse effects are minor and altogether they are clearly outweighed by positive benefits. Overall sustainability is therefore considered moderate to good.</p>

SHLAA ref	Site Name
Site 1032	Bore Hill Farm, Warminster

Figure G.4 Site 1032 - Bore Hill Farm

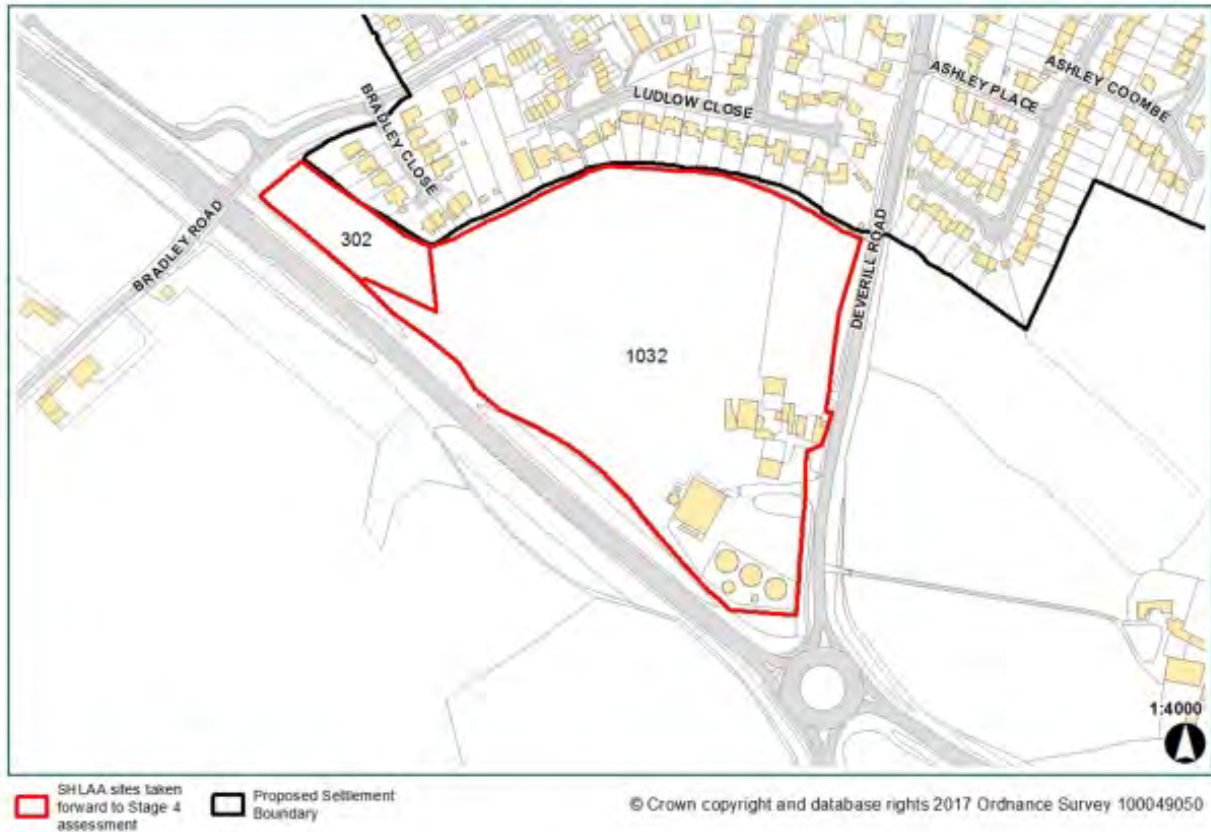


Table G.6 Site 1032 - Bore Hill Farm, Warminster

SHLAA ref	Site Name
Site 1032	Bore Hill Farm, Warminster
Step 1	
SA effects and mitigation measures	<p>EXISTING LAND USES</p> <ul style="list-style-type: none"> The site incorporates Bore Hill Farm, which benefits from an extant planning permission for light industrial and office units. Whilst not yet built, these land-uses may need to be managed to ensure the living conditions of future residents is not compromised. It is understood that the land subject to extant permission is under the same ownership. The attractiveness of this employment site could be significantly improved by allocating land for development that also delivered fully serviced employment land.

SHLAA ref	Site Name
Site 1032	Bore Hill Farm, Warminster
	<ul style="list-style-type: none"> ● In addition, there may be potential for air quality (emission of bio-aerosols) and noise impacts associated with the operations bio-digester within the site. A suitable stand-off distance should be retained between the bio-digester and residential properties to remove the possibility of any impacts. These matters would need to be comprehensively addressed through any subsequent design and layout proposals. ● The development of employment and new housing should also investigate the potential to receive energy supply from the adjoining bio-digester. <p>LANDSCAPE</p> <ul style="list-style-type: none"> ● The site is reasonably well contained within the wider landscape, although development in this location is likely to be visually apparent from adjoining residential properties. A detailed design and layout scheme would need to incorporate adequate screening features. ● There is an existing bund and landscaping scheme approved as part of the development of the Bore Hill bio-digester plant on the southern part of the site. This could be utilised to provide screening. Additional screening reduces the developable area of the site. <p>AIR QUALITY AND POLLUTION</p> <ul style="list-style-type: none"> ● The adjacent A36 (T) and operational Anaerobic Digester could potentially be a source of noise and air pollution for this site. Proposals would need to be supported and informed by noise, air quality and bio-aerosol assessments. On the basis of evidence gathered to date, it is considered that noise attenuation and air quality measures could be incorporated into proposals to manage impacts, but could possibly reduce the dwelling capacity of the site. <p>BIODIVERSITY</p> <ul style="list-style-type: none"> ● The site adjoins an area of woodland (UK Biodiversity Action Plan Priority Habitat) that borders the A36 (T) which would need to be protected and, wherever practicable, bolstered to improve habitat connectivity. ● There are also some mature, protected (Tree Preservation Order) trees along the northern and north-eastern boundaries of the site which would need to be retained and protected through any subsequent scheme design. <p>WATER</p> <ul style="list-style-type: none"> ● Records indicate that land adjoining Deverill Road, along the eastern boundary of the site, is susceptible to surface water flooding. A

SHLAA ref	Site Name
Site 1032	Bore Hill Farm, Warminster
	<p>scheme for managing and addressing surface water would be required in order to support any subsequent planning application.</p> <ul style="list-style-type: none"> A new pumping station may need to be provided in order to reach the nearest available public sewer. Such infrastructure would need to include maintenance space on site, plus a 15m 'clear zone' all around it, free from dwellings.
Accessibility	<p>There is an existing access into the site from Deverill Road, which has a sizeable visibility splay. Pedestrian access could be achieved from Deverill Road where there is pavement access. The northern boundary of the site is defined by public right of way WARM60. Connection to and improvement of this route could be achieved.</p> <p>The site is on the periphery of the settlement, more than 1km from the town centre and is therefore not considered to be within good walking distance of services and facilities at town, though cycling may be reasonable. Residents are likely to use private vehicles.</p>
Overall suitability	<p>The site boundary should be amended to exclude the bio-digester but include land consented for employment development. Inclusion of the employment land would provide for the delivery of serviced employment land as a part of development proposals.</p> <p>The need to preserve the amenity of adjoining residents and other landscape and biodiversity measures, suggests a capacity to accommodate approximately 60 dwellings.</p> <p>It would, however, be better planning to develop proposals comprehensively with site 302 in order to ensure an optimal design and layout. Together a Plan allocation could accommodate approximately 70 dwellings.</p>
Step 2	
Fit with area strategy	<p>A capacity of approximately 60 dwellings would make a moderate contribution towards Warminster's anticipated level of housing growth, including the delivery of affordable housing.</p> <p>By itself development would not offer the opportunity to address any specific issues listed in the WCS Area Strategy.</p>
Step 3	
Large Village site fit with Core Policy 1	N/A
Step 4	

SHLAA ref	Site Name
Site 1032	Bore Hill Farm, Warminster
Summary	<p>Due to the reliance of the adjoining site (302) on this site to facilitate access to the road network it is appropriate for the two sites to be comprehensively considered in conjunction as one development opportunity.</p> <p>The site is relatively unconstrained and capable of measures that will preserve the amenity of existing and future residents. Development should include provision for serviced employment land for that area already granted consent. Possible minor adverse effects are clearly outweighed by the positive benefits of additional housing, including affordable homes. In overall terms, the sustainability benefits of allocating this site for development are considered to be good.</p>

Conclusion - selection of preferred sites

Table G.7 Conclusion - selection of preferred sites

Step 5									
Fit with spatial strategy	<p>The residual requirement for housing in the area of search (Warminster Town) is 462 dwellings. There are four sites at the market town of Warminster which, on the basis of evidence and assessments at this stage, are considered to be available, suitable and developable. These sites could contribute approximately 200 additional dwellings.</p> <p>All other potential SHLAA sites at Warminster have been assessed and no other sites can be considered at this stage, based on information available at the current time.</p> <p>Growth at Warminster over the plan period would be 14% lower than the indicative requirement in the WCS. The West Urban Extension provides by far the largest part of new housing to serve the town and this area will continue to do so for several more years after 2026. This provides some certainty and continuity to the supply of housing to the town. It provides a longer term surety of supply that supports the role and function of the town. The level of development proposed at Warminster over the plan period is not so below the indicate level of the WCS that it significantly undermines the spatial strategy.</p>								
Selection of preferred sites	<p>Due to the mutual reliance of sites 302 and 1032, in terms of achieving an acceptable point of access, they are to be considered in combination as a single site for the purposes of the draft Plan. It is therefore recommended that three sites be allocated in the draft Plan. These sites being:</p> <ul style="list-style-type: none"> ● Land at Bore Hill Farm/Bradley Road, Warminster ● Land east of The Dene, Warminster ● Land at Boreham Road, Warminster <p>The three preferred sites at Warminster town could be brought forward in general conformity with the Area Strategy, they each have at least moderate sustainability benefits and would contribute a significant amount of housing (including the availability of affordable homes) at the town. Further assessment would be required in order to address a number of on-site constraints but, in overall terms, the evidence indicates that adverse impacts can be mitigated.</p>								
Preferred sites	<p>Three available and suitable sites are identified for allocation at Warminster Town.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Allocated Sites</th> <th style="text-align: left;">Amended site capacity</th> </tr> </thead> <tbody> <tr> <td>Bore Hill Farm/ Bradley Road</td> <td>70</td> </tr> <tr> <td>Boreham Road</td> <td>30</td> </tr> <tr> <td>East of the Dene</td> <td>100</td> </tr> </tbody> </table>	Allocated Sites	Amended site capacity	Bore Hill Farm/ Bradley Road	70	Boreham Road	30	East of the Dene	100
Allocated Sites	Amended site capacity								
Bore Hill Farm/ Bradley Road	70								
Boreham Road	30								
East of the Dene	100								

Warminster Community Area Remainder

Assessment of site options

G.5 The purpose of this stage, which involves five steps, is to select those 'SHLAA sites' at the Large Village of Chapmanslade in the Warminster Community Area Remainder ⁽⁴²⁾ that can be site allocations⁰. Both sites were identified as 'more sustainable' sites (site options) resulting from the assessment in stage 3 and are individually assessed in more detail for suitability and fit with area strategy (steps 1-4). The conclusion selects preferred sites (step 5).

G.6 The site options that resulted from stage 3 are as follows.

Table G.8 Site options resulting from Stage 3

SHLAA ref	Site Name	SHLAA site area (ha)	SHLAA capacity ⁽⁴³⁾
316	Barbers Farm	1.35	35
3203	Land at North West Chapmanslade	1.07	26
TOTALS			61

42 Only sites in Chapmanslade were carried forward from Stage 3

43 Reduced capacity of SHLAA site following consideration of strategic criteria (see Stage 2a)

G.7 The discussion that follows focuses upon place/site specific constraints in the Chapmanslade that will need to be addressed in policy terms in order to facilitate development. Much of what will be required to support subsequent planning applications will be guided by policies of the Wiltshire Core Strategy, national planning policy, guidance and standing advice. Therefore, matters such as the need for a Flood Risk Assessment will be directed by existing policy/advice and therefore not repeated throughout these reports. However, a range of Community Areas concerns/considerations have been raised by consultees at Stage 4A. For completeness, they are listed in the following table.

Table G.9 Generic considerations/ constraints and requirements to be addressed

Generic considerations/ constraints	Requirements to be addressed
<p>Chapmanslade is within the core buffer area of the Bath and Bradford on Avon Bat Special Area of Conservation (SAC). The cumulative impacts resulting from development (e.g. increased recreational pressure) in a location which could impact on the SAC would need to be investigated in order to support subsequent development proposals.</p>	<p>An ecological assessment would be required in order to support and inform any subsequent development proposals. Particular regard would need to be paid to protected bat species and habitat features (e.g. foraging routes, roosting sites). Where appropriate, measures designed to protect and enhance habitat features would be sought through the application process. Moreover, mitigation measures such as: additional planting, use special lighting and dark corridors would need to be explored through any subsequent planning application.</p> <p>Ecological mitigation measures may affect the developable area of sites.</p>
<p>Site investigations indicate the presence of mature/semi-mature hedgerows and trees on site and adjacent land.</p>	<p>Biodiversity Action Plan priority habitat should be retained, protected and, where practicable, enhanced through the use of green infrastructure buffers and planting. Such measures may result in a reduction in the capacity of sites.</p>
<p>Chapmanslade has no public storm sewers. In addition, there is limited capacity in public sewers for addressing foul drainage discharge. Further investigation of water infrastructure capacity would be required to ensure a satisfactory connection can be achieved.</p> <p>Sustainable Drainage Systems (SuDS) would be need to be built into any subsequent development proposal provided groundwater levels allow and infiltration rates are of an acceptable level (i.e. greenfield or better).</p> <p>Monitoring will be required in accordance with the Council's Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a</p>	<p>An assessment of capacity in existing drainage systems would need to be undertaken in order to support any subsequent planning applications. Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company/Lead Local Flood Authority.</p> <p>Housing proposals would need to respond positively to the predicted effects of climate change. Sustainable Drainage Systems (SuDS), rain water harvesting schemes and related measures would need to be designed into development proposals in line with Wiltshire Council's Ground Water Strategy and CIRIA Guidance (Part E, Chapter 25).</p>

<p>suitable storm water disposal system which may have an impact on the size and area of development.</p> <p>The design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk.</p>	<p>National planning policy would anticipate the submission of a FRA to support any subsequent planning application, for any site over 1ha.</p> <p>Drainage solutions may affect the developable area of the site.</p>
<p>There are Listed Buildings located within close proximity to sites. Development may affect the significance and setting of these heritage assets.</p>	<p>A Heritage Impact Assessment would be required in order to support and inform any subsequent planning application.</p> <p>Mitigation measures may affect the developable area of sites.</p>
<p>This area has medium archaeological potential.</p>	<p>An archaeological assessment would be required in order to support any subsequent planning application.</p>
<p>The landscape character of the immediate area falls within the Greensand Hills/Greensand Terrace typology which has strong character and in good condition. The County Landscape Character Assessment states this landscape should be conserved. Development would need to protect and enhance the intrinsic character and scenic beauty of the area.</p>	<p>Landscape character should be protected through the use of green infrastructure buffers in any subsequent site layout. Providing additional planting may result in a reduction in capacity of sites.</p>
<p>Chapmanslade is served by several important public rights of way (PRoW).</p>	<p>Public rights of way should be protected and enhanced through the use of green infrastructure buffers which may result in a reduction in capacity of sites.</p>
<p>There is no doctor's surgery in Chapmanslade. Chapmanslade is located within the contractual boundaries of White Horse Surgery, Westbury and Avenue Surgery, Warminster and within the outer catchment area of Smallbrook Surgery, Warminster. All town surgeries currently have capacity issues.</p>	<p>Where assessments indicate capacity shortfalls, appropriate contributions towards health care provision may be required in order for development to proceed.</p>
<p>In terms of primary education, the school could accommodate limited growth but further expansion is unlikely to be possible.</p>	<p>Dialogue with the education department would be required at point of application to assess local primary school capacity.</p>

In terms of secondary school, Chapmanslade feeds into Matravers, Westbury. The school currently has some surplus places which are expected to fill over the next few years. The school could be expanded when necessary.

Contributions towards education provision may be required in order for development to proceed.

SHLAA ref	Site Name
Site 316	Barters Farm

Figure G.5 Site 316 - Barters Farm

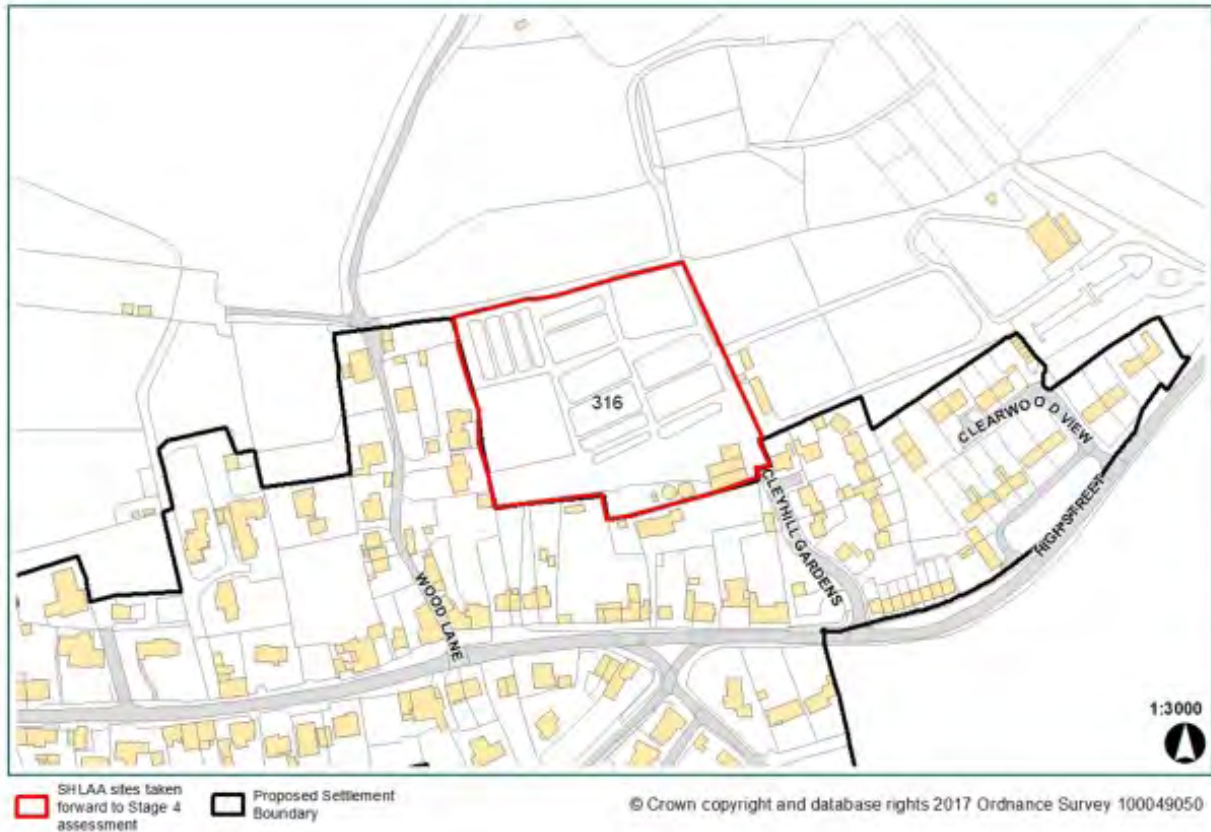


Table G.10 Site 316 - Barters Farm

SHLAA ref	Site Name
Site 316	Barters Farm
Step 1	
SA effects and mitigation measures	<p>LAND USE</p> <p>Development may lead to the potential loss of agricultural land. However, considering the size of the site the loss of some agricultural land would be outweighed by sustainability benefits.</p>
Accessibility	<p>The site is considered to be within walking and cycling distance of the services and facilities at the village.</p>

SHLAA ref	Site Name
Site 316	Barters Farm
	<p>Access to the site would be achieved directly from Cleyhill Gardens.</p> <p>Public right of way (PRoW) - CHAP14 (footpath) passes along the northern boundary of the site. Development should protect and enhance the PRoW network wherever practicable. Therefore, this route should be protected through the use of green infrastructure buffers which may result in a reduction in capacity of the site.</p>
Overall suitability	<p>Whilst this site has a number of significant impacts and constraints, it is considered that these are capable of being fully addressed.</p> <p>The capacity of the site is approximately 35 dwellings. Capacity may be reduced as informed by further detailed assessments required through the planning application process. There is modest scope for the delivery of affordable housing.</p>
Step 2	
Fit with area strategy	<p>A site capacity of approximately 35 dwellings would make a significant contribution towards meeting the area's anticipated level of housing growth. In addition, development would support the local community and deliver a range of positive benefits, thereby contributing towards the delivery of the Warminster Community Area Strategy, as anticipated by the Wiltshire Core Strategy (WCS).</p>
Step 3	
Large Village site fit with Core Policy 1	<p>Over the WCS Plan period to date, Chapmanslade has received relatively limited levels of growth. A development comprising approximately 35 dwellings would represent a relatively modest scale of development for a village of this size. Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Chapmanslade. Whilst there may be further limited infill (windfall) development within the settlement boundary before the end of the Plan period, it is unlikely that the local community will seek to plan for additional growth. This site is available, achievable and deliverable now and, as such, would be appropriate for allocation in the Housing Site Allocations Plan.</p> <p>Development of the site for approximately 35 dwellings would go some way towards delivering the identified affordable housing needs for the parish, in line with WCS Core Policy 43.</p> <p>Chapmanslade Church of England Primary School is already full in 4 out of 7 year groups and is forecast to remain nearly at capacity. The school site is undersized and any further expansion is unlikely to be possible. However, it could accommodate limited growth in pupil numbers. Therefore, it would only be appropriate to bring forward a modest level of growth on a relatively small-scale site.</p>

SHLAA ref	Site Name
Site 316	Barters Farm
	<p>The pupil numbers arising from a development of approximately 35 dwellings on this site could be accommodated within the local school. With regard to secondary school provision, Matravers (secondary and sixth form in Westbury) currently has some surplus places but these are expected to reduce over the next 10 years as the school contracts its numbers on roll. However, if necessary, the school could be expanded. Contributions towards education provision would likely be required in order for development to proceed and hence would be a matter to be addressed through any subsequent planning application process.</p>
Step 4	
Summary	<p>Site 316 is in a sustainable location. The site has capacity for approximately 35 houses. The final number of dwellings will be determined through the planning process, whereby assessments that consider the ecology, heritage, water and drainage issues will inform proposals.</p> <p>Development of this site would marginally extend the built form of Chapmanslade, but nonetheless could be sensitively planned to link into existing built development at Cleyhill Gardens. In this sense, development of the site would benefit from existing open space and pedestrian routes to local facilities and services. The delivery of housing on this site would contribute to the area strategy and help Chapmanslade to become more self-contained.</p> <p>Development of this site would generate some adverse impacts. However these can potentially be mitigated and therefore the net sustainability benefits to be accrued through development are considered to be moderate.</p>

SHLAA ref	Site Name
Site 3203	Land at North West Chapmanslade

Figure G.6 Site 3203 - Land at North West Chapmanslade

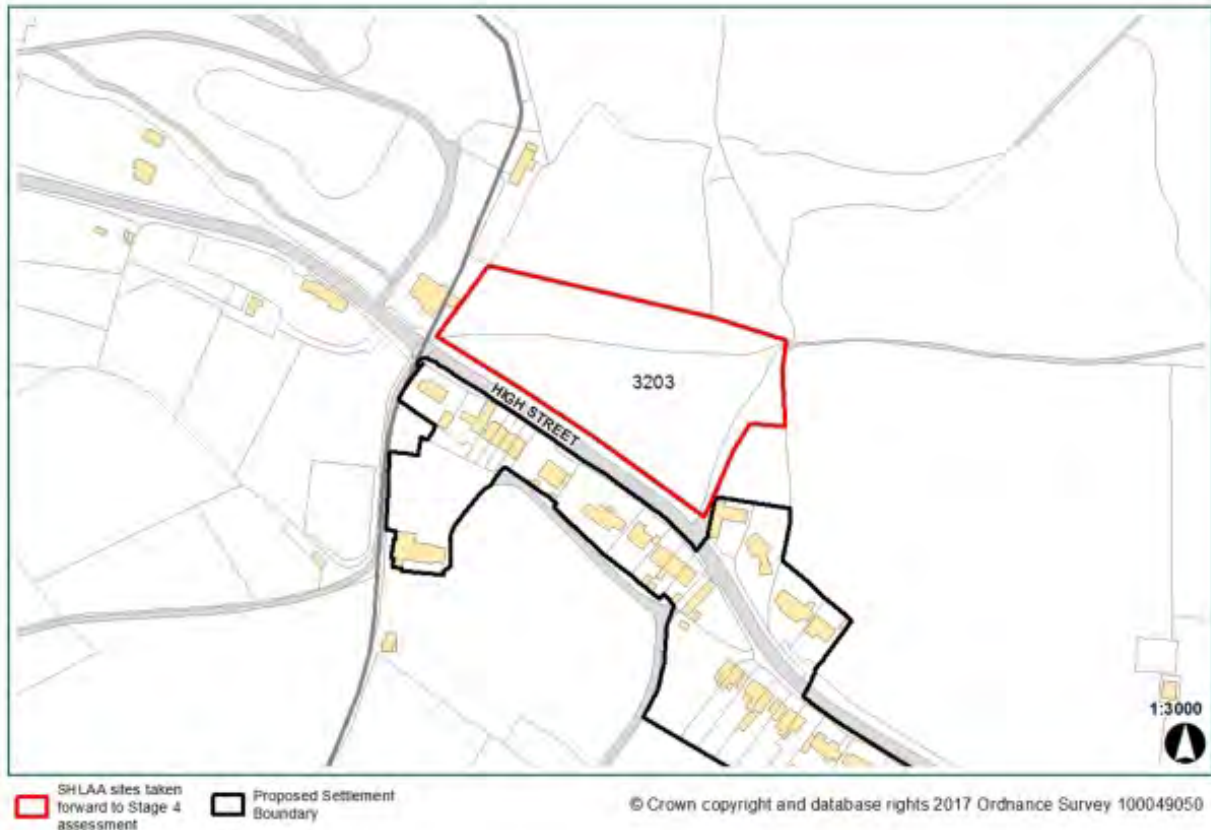


Table G.11 Site 3203 - Land at North West Chapmanslade

SHLAA ref	Site Name
Site 3203	Land at North West Chapmanslade
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site adjoins Black Dog Wood County Wildlife Site (containing Ancient Woodland). There is potential for development of the site to have a significantly adverse ecological impact, potentially resulting in net loss in biodiversity through habitat fragmentation. It is unlikely that this impact could be effectively mitigated. Any mitigation would result in a subsequent reduction in capacity. Any development of this site would need to protect ancient woodland on adjoining land. To achieve this, a standoff to the woodland would need to be provided, thereby reducing the gross developable area.

SHLAA ref	Site Name
Site 3203	Land at North West Chapmanslade
	<p>LAND USE</p> <ul style="list-style-type: none"> Development of the site would result in a significant loss of Best and Most Versatile agricultural land. <p>WATER</p> <ul style="list-style-type: none"> Records indicate that the northern half of the site is susceptible to surface water flooding. Moreover, the local topography may render development of this site problematic, or indeed wholly unsuitable. The site is located some distance from the main village facilities and foul drainage disposal could be problematic therefore development would need to be restricted to between 10 to 20 dwellings. There is adequate capacity to supply the site with drinking water. However, the potential impacts associated with increased water abstraction in the wider catchment would need to be assessed further. <p>LANDSCAPE</p> <ul style="list-style-type: none"> Protection and enhancement of the intrinsic character and scenic beauty of this landscape would be problematic given the steep topography and close proximity to Black Dog Woods (Ancient Woodland). Development would have a significant adverse effect on Chapmanslade and the setting of the ancient woodland, to such a degree that landscape mitigation would be extremely problematic.
Accessibility	<p>The site is at least 1km from the village centre and there is a footway, however this is not considered to be a reasonable walking distance to access services and facilities at the village.</p> <p>The site could be accessed directly from the A3098.</p> <p>Footpaths CHAP1 and CHAP30 pass through the site. Development would need to protect and enhance the PRow network. Therefore these routes should be retained and, where practicable, enhanced through the use of green infrastructure buffers. Additional footpaths may need to be provided in order to improve connectivity with the heart of the village. These measures may result in a reduction in capacity of the site.</p>
Overall suitability	Development of this site would generate a number of significant impacts and constraints which are considered to be very difficult to mitigate.
Step 2	

SHLAA ref	Site Name
Site 3203	Land at North West Chapmanslade
Fit with area strategy	Development of this site for a modest level of housing would make a contribution towards the area's anticipated level of housing growth. However, the significant impacts that would be generated through development of this site effectively determine that it should not be allocated.
Step 3	
Large Village site fit with Core Policy 1	<p>Over the WCS Plan period to date, Chapmanslade has received relatively limited levels of growth. A development comprising approximately 20 dwellings would represent a relatively modest scale of development for a village of this size. Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Chapmanslade.</p> <p>Whilst there may be further limited infill (windfall) development within the settlement boundary before the end of the Plan period, it is unlikely that the local community will seek to plan for additional growth.</p> <p>Chapmanslade Church of England Primary School is already full in 4 out of 7 year groups and is forecast to remain on or near capacity for the remainder of the Plan period up to 2026. The school site is undersized and any further expansion is unlikely to be possible, Therefore, even if the environmental constraints could be mitigated, the site would only be suitable for a maximum of 20 dwellings.</p> <p>With regard to secondary school provision, Matravers (secondary and sixth form in Westbury) currently has some surplus places but these are expected to reduce over the next 10 years. The school could be expanded if necessary. Contributions towards education provision may be required in order for development to proceed.</p> <p>Bearing in mind the scale of likely environmental constraints, combined with the relative remoteness from village facilities, this site would not deliver sufficient benefits to warrant allocation.</p>
Step 4	
Summary	<p>Site 3203 is not favourably located at the very north-west edge of Chapmanslade, some distance from the village centre. Development of this site would extend the built form of Chapmanslade to the north-west and would be inconsistent with the existing built form in this area of the village.</p> <p>Development of the site would very likely have a detrimental ecological impact given the sites close proximity of the adjoining Black Dog Woods County Wildlife Site (comprising Ancient Woodland). Development would have a significant adverse effect on the landscape character of Chapmanslade and the setting of the Ancient Woodland.</p>

SHLAA ref	Site Name
Site 3203	Land at North West Chapmanslade
	<p>Development of this site would have considerable potential to result in several significant adverse impacts which would be very difficult to mitigate successfully. Consequently the net sustainability benefit of allocating this site for development is considered to be marginal, or minor at best.</p>

Conclusion - selection of preferred sites

Table G.12 Conclusion - selection of preferred sites

Step 5					
Fit with spatial strategy	<p>The indicative residual requirement for housing in the area of search (Warminster Community Area Remainder) is 32 dwellings. There is one site at the large village of Chapmanslade which is suitable, available, achievable and deliverable.</p> <ul style="list-style-type: none"> • Site 316 – Barters Farm, Chapmanslade <p>Assessment of this site at Stage 4a Steps 1-4 (above) has concluded that the site could be allocated for up to 35 dwellings. This would effectively address the entire indicative housing requirement for the area.</p> <p>Alternative available sites at Codford, Corsley and Heytesbury have been assessed and no other sites can be considered at this stage, based on information available at the current time.</p>				
Selection of preferred sites	<p>There are two sites being considered within the Warminster Community Area Remainder. However, site 3203 is not considered suitable for development due to several potentially significant adverse impacts on the locality.</p> <p>The allocation of site 316 would align with the Area Strategy and contribute a modest amount of housing at Chapmanslade. Further assessment would be required for a number of on-site considerations, but overall the evidence indicates that adverse impacts can be mitigated.</p>				
Preferred sites	<p>One available and suitable site was identified for allocation in the Warminster Community Area Remainder at Chapmanslade.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Site name</th> <th style="text-align: center;">Approximate dwelling capacity</th> </tr> </thead> <tbody> <tr> <td>Barters Farm</td> <td style="text-align: center;">35</td> </tr> </tbody> </table>	Site name	Approximate dwelling capacity	Barters Farm	35
Site name	Approximate dwelling capacity				
Barters Farm	35				

Warminster Community Area Topic Paper - Cabinet version

Westbury Community Area Topic Paper - Cabinet version

■	Main sections	
1	Introduction	3
2	Westbury Community area	6
3	Settlement boundary review	9
4	Overview of the site selection process	10
5	Outcome of the site selection process for Westbury	12
6	Outcome of the Westbury Community Area Remainder site selection process	13
7	Conclusions	18
■	Appendices	
A	Proposals for revised settlement boundaries	19
B	SHLAA sites considered during the site selection process	27
C	Exclusionary criteria considered at Stage 2a of the site selection process	30
D	Assessment criteria and output from Stage 2a of the site selection process	33
E	Assessment criteria and output from Stage 2b of the site selection process	38
F	Assessment criteria and output from Stage 3 of the site selection process	46
G	Assessment criteria and output from Stage 4a of the site selection process	52

1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of the settlement boundary review and site selection process in relation to the Westbury Community Area.

Settlement boundary review

1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan⁽¹⁾.

1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the plan period in accordance with national policy and to compliment neighbourhood planning.

Topic papers structure

1.5 *Table 1.1* shows the layout of the Westbury Community Area Topic Paper ('CATP'). The selections and appendices will differ between community areas depending upon how far they progress through the site selection process.

1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Westbury Community Area Topic Paper

#	Section	Appendices
2	Community area	Planning policy context for the Westbury Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Westbury	Summary of the site selection process for Westbury (Stage 1). It outlines the methodology and identifies whether housing site allocations for the town should be included in the Plan.	Appendix B contains maps of each settlement showing SHLAA sites considered during the site selection process. They show whether sites have been identified for allocation or at which stage they have been removed from the site selection process.
6	Outcome of the Westbury Community Area Remainder site selection process	Summary of the Westbury Community Area Remainder site selection process (Stage 1 to 4a). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan. This section summarises the outcome of the site selection process and provides justification for the Plan's proposed allocations.	<p>Appendix C contains maps of each settlement showing the exclusionary assessment criteria considered at Stage 2a of the site selection process.</p> <p>Appendix D contains the assessment criteria and output from Stage 2a of the site selection process.</p> <p>Appendix E contains the assessment criteria and output from Stage 2b of the site selection process.</p> <p>Appendix F contains the assessment criteria and output summary from Stage 3 of the site selection process.</p> <p>Appendix G contains the assessment criteria and output from Stage 4a of the site selection process.</p>

7	Conclusions	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	
---	--------------------	--	--

2. Westbury Community area

Context

- 2.1** The WCS provides the context for the Plan in relation to the Westbury Community Area. Core Policies 1 (Settlement Strategy) and 32 (Westbury Area Strategy) set out:
- the settlement hierarchy for sustainable development in the Westbury Community Area, and
 - associated indicative housing requirements.
- 2.2** Core Policy 32 requires approximately 1,615 new homes to be provided in the Westbury Community Area, of which about 1,500 should occur at Westbury including land identified at Station Road for strategic growth. Approximately 115 homes should be provided in the rest of the community area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Westbury Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

- 2.3** The settlements listed in *Table 2.1* below fall within the Westbury Community Area.

Table 2.1 Settlement Strategy in the Westbury Community Area

Market Town	Westbury
Large Villages	Dilton Marsh, Bratton
Small Villages	Edington/ Tinhead

Issues and considerations

- 2.4** Core Policy 32 and the supporting text (paragraph 5.166) of the WCS identify specific issues to be addressed in planning for the Westbury Community Area, including:
- proposals for development in Westbury away from the Station Road site discussed above, should demonstrate how they will contribute to the enhancement of the central area of the town, in accordance with the community-led town planning process.
 - Westbury suffers from traffic issues, including congestion from the A350 which runs through the town centre, which is also designated as an Air Quality Management Area ('AQMA').
 - development with potential to increase recreational pressure upon the Salisbury Plain Special Protection Area ('SPA') will be required to provide proportionate contributions towards the maintenance of the Stone Curlew Management Strategy,⁽²⁾ designed to avoid adverse effects upon the integrity of the stone curlew population as a designated feature of the SPA

2 Wiltshire Council (2015). Salisbury Plain SPA - HRA and Mitigation Strategy. Available at: <http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment/writingecologicalsurveysplanning.htm>

2.5 The Wiltshire Infrastructure Delivery Plan ('the IDP')⁽³⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- new school and site and extension of Bitham Brook Primary School to provide additional places
- expansion of Matravers Secondary School to provide additional places
- provision of additional nursery school places
- additional platform at Westbury Railway Station
- support development of local primary care health facilities

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 The housing requirements for Westbury Community Area are set out in *Table 2.2* below. The table shows the overall housing requirement for the community area over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for Westbury Community Area at April 2017⁽⁴⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Westbury	1,500	877	931	0
Westbury CA Remainder	115	61	7	47
Westbury CA	1,615	938	938	47

Neighbourhood planning

2.8 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

2.9 Westbury Community Area has two neighbourhood plans in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by these plans. If the neighbourhood plans were sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this would include information on whether they are allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁵⁾.

3 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Westbury Community Area.*

4 Wiltshire Council (June 2017). *Topic Paper 3 Housing Land Supply.*

5 Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

Table 2.3 Status of neighbourhood plans in the Westbury Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Dilton Marsh	Area Designation (Feb 2017)	Unknown at this stage	Unknown at this stage
Heywood	Area Designation (Dec 2016)	Unknown at this stage	Unknown at this stage

3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Westbury Community Area:

- Westbury
- Bratton
- Dilton Marsh

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁶⁾.

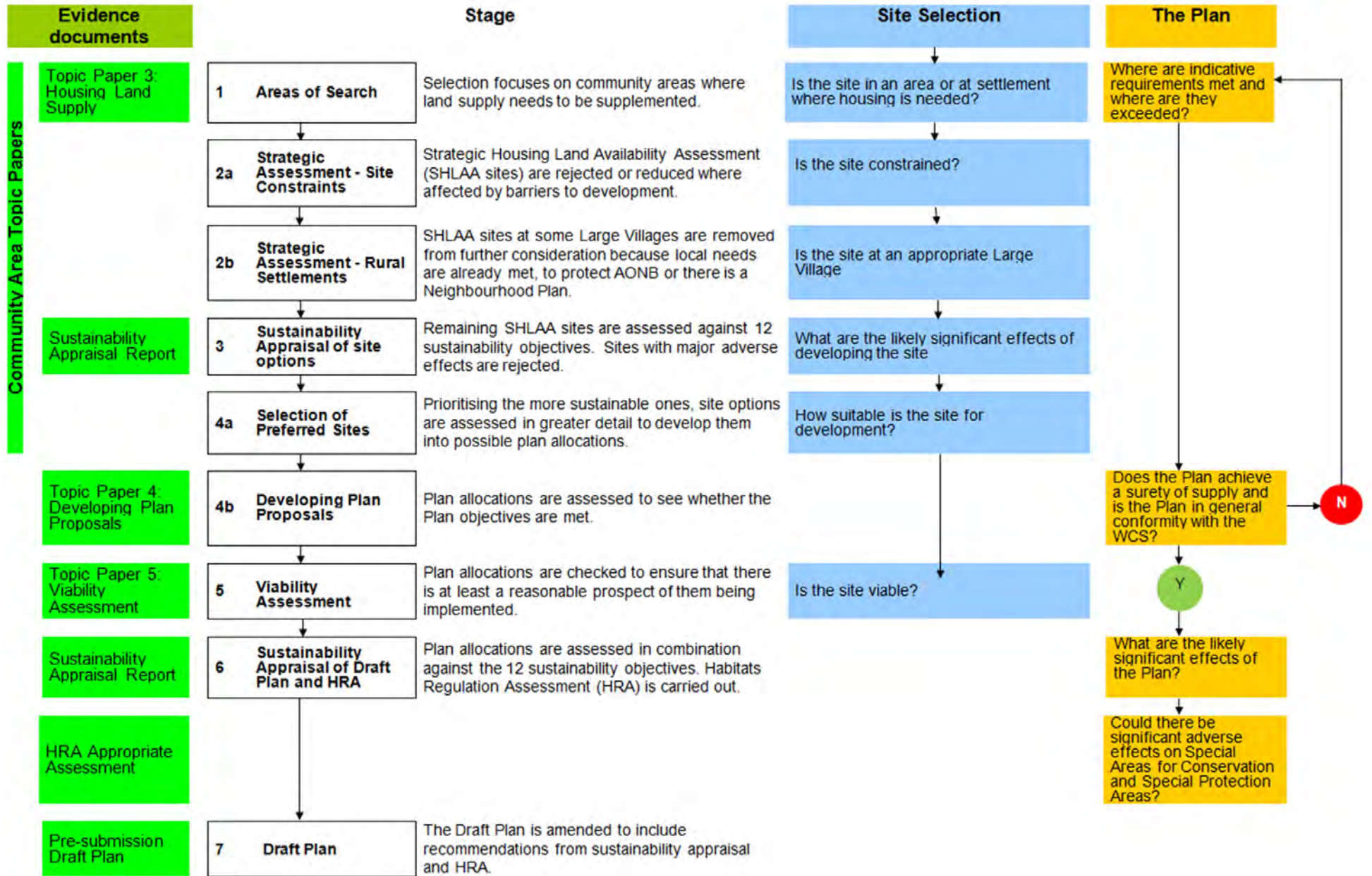
3.3 No settlements in the Westbury Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

6 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology⁽⁷⁾.*

7 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.



5. Outcome of the site selection process for Westbury

Overview

- 5.1 This section summarises the outcome of the site selection process for the Market Town of Westbury. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁸⁾.
- 5.2 The decisions taken after each stage of the process for Westbury, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 5.3 The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Westbury. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4 *Table 2.2* demonstrates that the indicative residual requirement for Westbury to be delivered during the Plan period has been met. This is in part due to strategic allocation for up to 250 dwellings identified at Station Road, Westbury through the WCS; and more recent greenfield sites permitted on the edge of the settlement.
- 5.5 Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation within Westbury and the site selection process ends after Stage 1.

8 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

6. Outcome of the Westbury Community Area Remainder site selection process

Overview

- 6.1** This section summarises the outcome of the site selection process for the Westbury Community Area Remainder. It follows the methodology outlined in Section Four and covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁹⁾.
- 6.2** The decisions taken after each stage of the process for the Westbury Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Westbury Community Area Remainder. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4** *Table 2.2* demonstrates an indicative residual requirement of 47 dwellings for Westbury Community Area Remainder to be delivered during the Plan period.
- 6.5** Therefore, the Plan will need to consider the potential to allocate additional land to help meet the indicative residual requirement. The site selection process for Westbury Community Area Remainder progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

- 6.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in the Westbury Community Area Remainder. Strategic Housing Land Availability Assessment (SHLAA) sites at the Large Villages are assessed against a range of exclusionary criteria. They are removed or reduced in capacity where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 6.7** Only SHLAA sites in the immediate surrounds of settlements are considered through the Stage 2a strategic assessment. Sites within the open countryside or at Small Villages (i.e. not located at Large Villages, Local Service Centres, Market Towns or Principal Settlements) are not considered as potential housing allocation sites and, therefore, removed from further consideration⁽¹⁰⁾.
- 6.8** *Table 6.1* below lists SHLAA sites removed prior to the Stage 2a assessment on this basis.

Table 6.1 SHLAA sites removed prior to Stage 2a for being in the open countryside or at a Small Village

Area of search	SHLAA sites in the open countryside or at a Small Village
Westbury CA Remainder	177, 337, 338, 604, 741, 1015, 2057, 3163, 3229, 3238, 3263, 3401

9 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

10 Wiltshire Council (September 2011). *Strategic Housing Land Availability Assessment (SHLAA) Methodology*. Paragraph 5.44.

6.9 **Appendix B** contains maps of the Large Villages within the Westbury Community Area, showing SHLAA sites considered during the site selection process. **Appendix C** contains maps showing the exclusionary criteria, while **Appendix D** contains the assessment criteria and output from Stage 2a, including reasons why individual sites have been removed.

6.10 *Table 6.2* below summarises the output from the Stage 2a strategic assessment for Large Villages in the Westbury Community Area Remainder.

Table 6.2 SHLAA sites considered at Stage 2a Assessment in the Westbury Community Area Remainder

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Bratton	738, 3527	321
Dilton Marsh	175, 1008, 1009, 1038, 1043	3270

6.11 Therefore, the outcome of the Stage 2a strategic assessment for the Westbury Community Area Remainder illustrates the availability of land at the following Large Villages:

- Bratton
- Dilton Marsh

Stage 2b: Identifying requirement for growth in Large Villages

6.12 In order to deliver sustainable growth, site allocations may not be necessary at all of these Large Villages. The purpose of Stage 2b is to establish whether any should be removed from the area of search. As such, Stage 2b performs a comparative analysis of Large Villages within the Community Area Remainder. If any are removed, sites in and around these Large Villages would be removed and not taken forward to the next stage.

6.13 **Appendix E** contains the assessment criteria and output from Stage 2b of the site selection process. *Table 6.3* below summarises the Stage 2b assessment for the Large Villages within Westbury Community Area Remainder, showing those that have been removed and not taken forward to the next stage.

Table 6.3 Summary of the Stage 2b Assessment of Large Villages in the Westbury Community Area Remainder

Large Village	Justification for not taking forward to the next stage
Dilton Marsh	<ul style="list-style-type: none"> • Primary school full and not capable of expansion. There is also pressure on primary school capacity in Westbury, which impacts upon Dilton Marsh. Further development at Dilton Marsh is likely to cause an issue with primary school capacity in the wider area. Therefore, housing allocations should not be considered in Dilton Marsh before addressing the issue with primary capacity in the wider area.

6.14 Therefore, only the one site in Bratton, which has not been removed due to the application of exclusionary criteria at Stage 2a, has been taken forward to the next stage of the site selection process (Stage 3).

6.15 **Appendix B** highlights SHLAA sites removed after Stage 2 of the site selection process.

Stage 3: Sustainability Appraisal of remaining SHLAA sites

- 6.16** After a high level assessment, the remaining potential site has been assessed using Sustainability Appraisal ('SA'). The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of the site has been assessed against each of the objectives using a consistent set of decision-aiding questions and then scored under each objective based on a generic assessment scale from major positive to a major adverse effect⁽¹¹⁾.
- 6.17** **Appendix F** contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for the Westbury Community Area Remainder. A detailed assessment of the site at Bratton is included within the Sustainability Appraisal Report⁽¹²⁾.
- 6.18** Potential sites are rejected where the appraisal concludes development would result in one or more major adverse effects. The remaining potential sites in each area or settlement are compared in terms of the balance of their sustainability benefits versus adverse effects. The appraisal process generally suggests potential sites that are 'more sustainable' or 'less sustainable' and in the Westbury Community Area Remainder the outcome suggested the one site as 'more sustainable', as shown in *Table 6.4*.

Table 6.4 SHLAA site considered at Stage 3 in the Westbury Community Area Remainder

SHLAA ref	Site name	Outcome after Stage 3
Bratton		
Site 321	Land off B3098 adjacent to Court Orchard/ Cassways	More Sustainable

Sites rejected after Stage 3

- 6.19** The above site was not rejected after Stage 3.

Sites taken forward

- 6.20** *Table 6.5* below shows the site taken forward to the next stage of the site selection process.

Table 6.5 SHLAA site taken forward after Stage 3 in the Westbury Community Area Remainder

SHLAA ref	Site name
Bratton	
Site 321	Land off B3098 adjacent to Court Orchard/ Cassways

- 6.21** **Appendix B** contains a map of Bratton, showing the SHLAA site taken forward to the next stage of the site selection process.

11 Wiltshire Council (June 2017). *Sustainability Appraisal*.

12 Wiltshire Council (June 2017). *Sustainability Appraisal*.

Stage 4a: Selection of preferred sites

6.22 The purpose of this stage, which involves five steps, is to select those SHLAA sites that should be site allocations. In the case of Westbury Community Area Remainder, only one site was considered at this stage having been found to be a 'more sustainable' site (site option), resulting from the assessment in Stage 3. It was assessed detail for suitability and fit with area strategy (steps 1-4). The conclusion selects preferred sites (step 5)⁽¹³⁾.

6.23 **Appendix G** contains the assessment criteria and output from Stage 4a of the site selection process. This includes a maximum dwelling capacity for the preferred site identified for allocation, as well as identifying particular considerations connected to the site that should be referred to by the Plan.

6.24 *Table 6.6* below shows the site option considered at Stage 4a and the resulting capacity following consideration of any necessary mitigation measures.

Table 6.6 Site options considered at Stage 4a in the Westbury Community Area Remainder

SHLAA ref	Site name	SHLAA capacity
Bratton		
Site 321	Land off B3098 adjacent to Court Orchard/ Cassways	32
TOTALS		32

Site removed after Stage 4a

6.25 There were no site options removed after Stage 4a.

Preferred site

6.26 *Table 6.7* below shows the preferred site identified for allocation and the revised capacity following the consideration of the sites ability to maximise delivery, therefore the potential capacity of the site is increased.

Table 6.7 Preferred site identified for allocation in the Westbury Community Area Remainder.

SHLAA ref	Site name	Capacity after mitigation
Bratton		
Site 321	Land off B3098 adjacent to Court Orchard/ Cassways	40
TOTAL:		40

6.27 There are two Large Villages in the Westbury Community Area; Bratton and Dilton Marsh. No available or suitable sites have been identified at Dilton Marsh. However, one potentially available and suitable site is identified for allocation in Bratton. The following paragraph sets out the justification for its allocation.

13 Wiltshire Council (June 2017). Topic Paper 2: Site Selection Process Methodology

Site 321 – Court Orchard/Cassways, Bratton

Figure 6.1 Site 321 – Court Orchard/Cassways, Bratton



- 6.28** This site has the potential to deliver a proportionate number of dwellings within the context of a Large Village setting. All potential adverse effects of developing the site are considered able to be addressed through straightforward mitigation measures. Considering the effects noted above and taking account of required mitigation measures, site capacity is considered to be approximately 40 dwellings. This would maximise the delivery of affordable housing, which would contribute towards meeting identified needs in the most recent Parish Housing Needs Survey (PHNS). The site is not of a size that would significantly add to pressures on local infrastructure, services and facilities. Moreover, the village primary school would benefit from additional housing as there are currently significant surplus places. If necessary, development can help to address local infrastructure capacity issues over and above Community Infrastructure Levy contributions.
- 6.29** **Appendix B** highlights the preferred site identified for allocation.

7. Conclusions

Westbury town

- 7.1 The indicative residual requirement for the Market Town of Westbury to be delivered during the Plan period has been met. The Plan will not need to allocate additional land to help meet an indicative residual requirement. Therefore, it is proposed that housing sites will not be identified for allocation at Westbury and the site selection process ends after Stage 1.

Westbury Community Area Remainder

- 7.2 There is an indicative residual housing requirement of 47 dwellings for the Westbury Community Area Remainder. *Table 7.1* below shows the preferred site identified for allocation.

Table 7.1 Preferred site identified for allocation in the Westbury Community Area Remainder.

SHLAA ref	Site name	Dwelling capacity
Bratton		
Site 321	Land off B3098 adjacent to Court Orchard/ Cassways	40
TOTAL:		40

Settlement Boundary Review

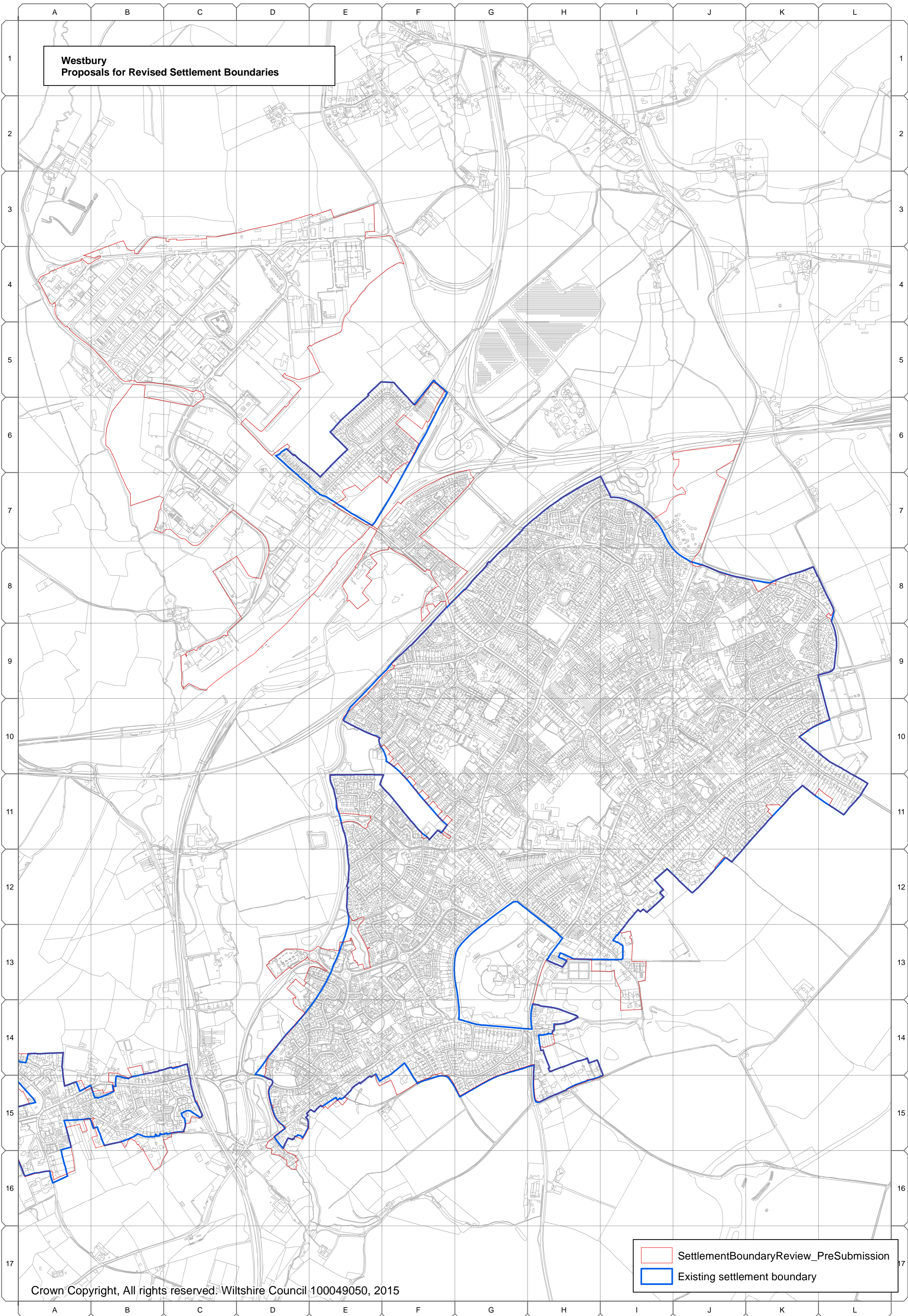
- 7.3 The Plan has reviewed the settlement boundaries of the following settlements within the Westbury Community Area:

- Westbury
- Bratton, and
- Dilton Marsh

- 7.4 No settlements in the Westbury Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

Appendix A: Proposals for revised settlement boundaries

**Westbury
Proposals for Revised Settlement Boundaries**



Westbury

A.1 The preceding map of Westbury illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁴⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Westbury Settlement Boundary

Map Grid Reference	Proposed Amendment
A4, A5, B3, B4, B5, B6, B7, C3, C4, C5, C6, C7, C8, C9, D3, D4, D5, D6, D7, D8, D9, E3, E4, E5, E7, E8, F3, F4	Amend boundary to include built employment development that is physically related to the settlement.
F6	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
E7, F6, F7	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
F7, F8, G7, G8	Amend boundary to include built residential development that is physically related to the settlement.
E9, E10, F9	Amend boundary to follow but not include clearly defined physical features - the road.
F10, F11	Amend boundary to follow clearly defined physical feature - curtilages of properties and to exclude recreational or amenity space at the edge of the settlement.
E11	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
E12, E13	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
D13, D14, E13, E14	Amend boundary to include built community facilities development (i.e. primary care centre) that is physically related to the settlement.
D14	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
D15, D16	Amend boundary to include built residential development that is physically related to the settlement.
E15, F15	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.

14 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

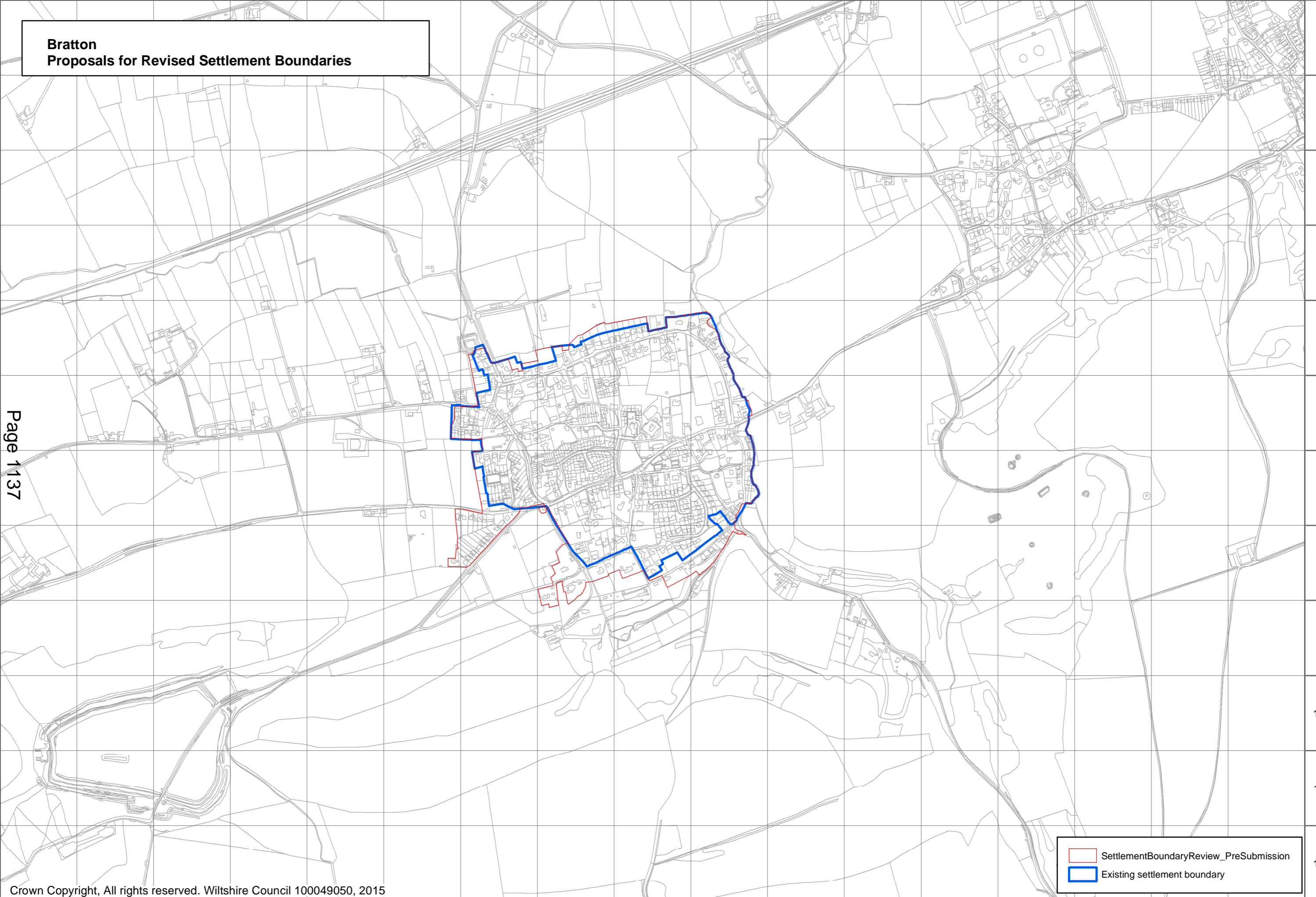
H14	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
G12, G13, G14, H12, H13	Amend boundary to include built development physically related to the settlement.
H13, I13, I14	Amend boundary to include built development that is physically related to the settlement.
K11, L11	Amend boundary to follow curtilage of properties and to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
K8	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
J6, J7, I7	Amend boundary to included built and commenced residential development physically related to the settlement.



A B C D E F G H I J K L M N O P Q

1
2
3
4
5
6
7
8
9
10
11
12

**Bratton
Proposals for Revised Settlement Boundaries**

Page 1137



	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Bratton

A.2 The preceding map of Bratton illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁵⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed Amendments to Bratton Settlement Boundary

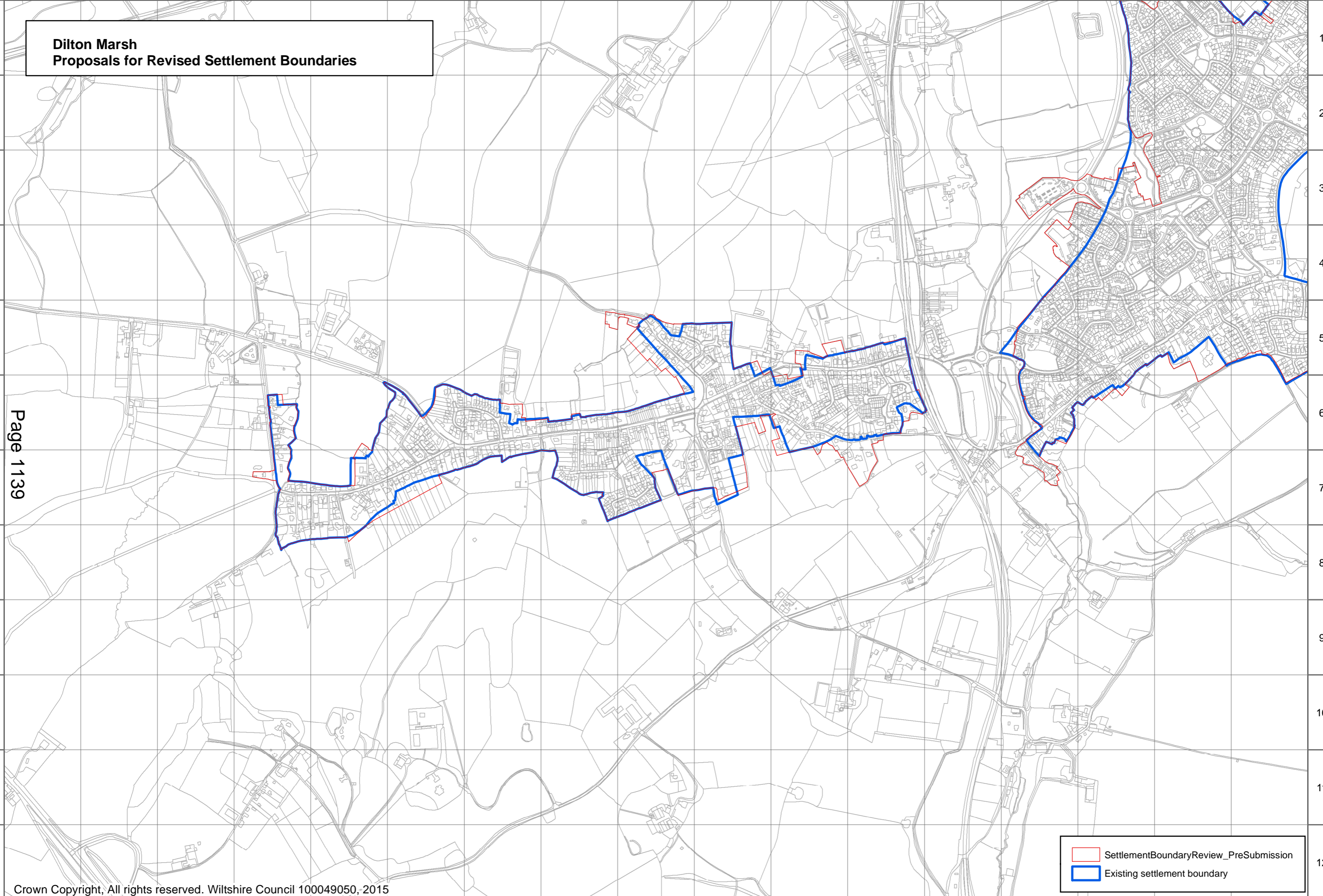
Map Grid Reference	Proposed Amendment
G5, G6	Amend boundary to include the curtilage of a property that relates more closely to the built environment (e.g. a garden) or has limited capacity to extend the built form of the settlement.
F7, F8, G7, G8	Amend boundary to include built residential development and curtilages of properties that are physically related to the built form of the settlement.
H8, H9, I8, J8	Amend boundary to include built residential development that is physically related to the settlement.
G5, H5, I5	Amend boundary to include the curtilages of properties that relate more closely to the built environment and to remove area of land more closely related to the open countryside.

15 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

A B C D E F G H I J K L M N O P Q

1
2
3
4
5
6
7
8
9
10
11
12

**Dilton Marsh
Proposals for Revised Settlement Boundaries**



Page 1139

SettlementBoundaryReview_PreSubmission
Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Dilton Marsh

A.3 The preceding map of Dilton Marsh illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁶⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed Amendments to Dilton Marsh Settlement Boundary

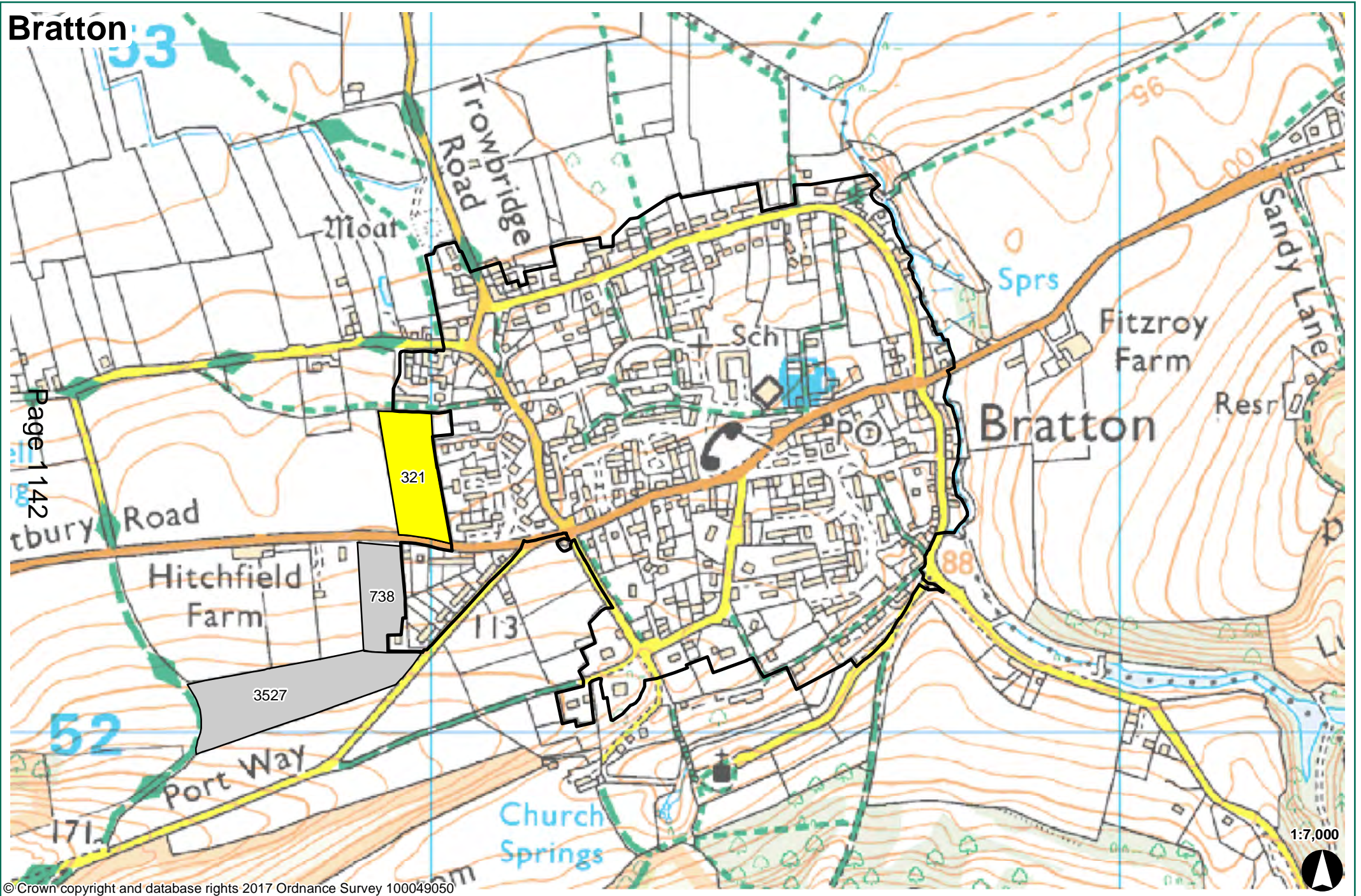
Map Grid Reference ⁽¹⁷⁾	Proposed Amendment
E7 (S), F7	Amend boundary to include the curtilages of a properties that relate more to the built environment but not the entire curtilages of the properties, as to include the whole of the large gardens would substantially extend the built form of the settlement.
D7	Amend boundary to include built residential development that is physically related to the settlement.
E6, E7 (N)	Amend boundary to include built residential development that is physically related to the settlement.
D6	Amend boundary to include curtilage of a property that relates more to the built environment.
G6	Amend boundary to include built residential development that is physically related to the settlement.
H5, I5, I6	Amend boundary to include built residential development that is physically related to the settlement and curtilage of a property that relates more to the built environment.
I7	Amend boundary to include curtilage of a property that relates more to the built environment.
J5, K6, K5	Amend boundary to include built residential development that is physically related to the settlement.
J6	Amend boundary to include built residential development that is physically related to the settlement.
J7	Amend boundary to include curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
K6, K7, L6, L7	Amend boundary to include built residential development that is physically related to the settlement and curtilage of a property that relates more to the built environment.
L6	Amend boundary to include built residential development physically related to the settlement.

16 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

17 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'

Appendix B: SHLAA sites considered during the site selection process

Bratton

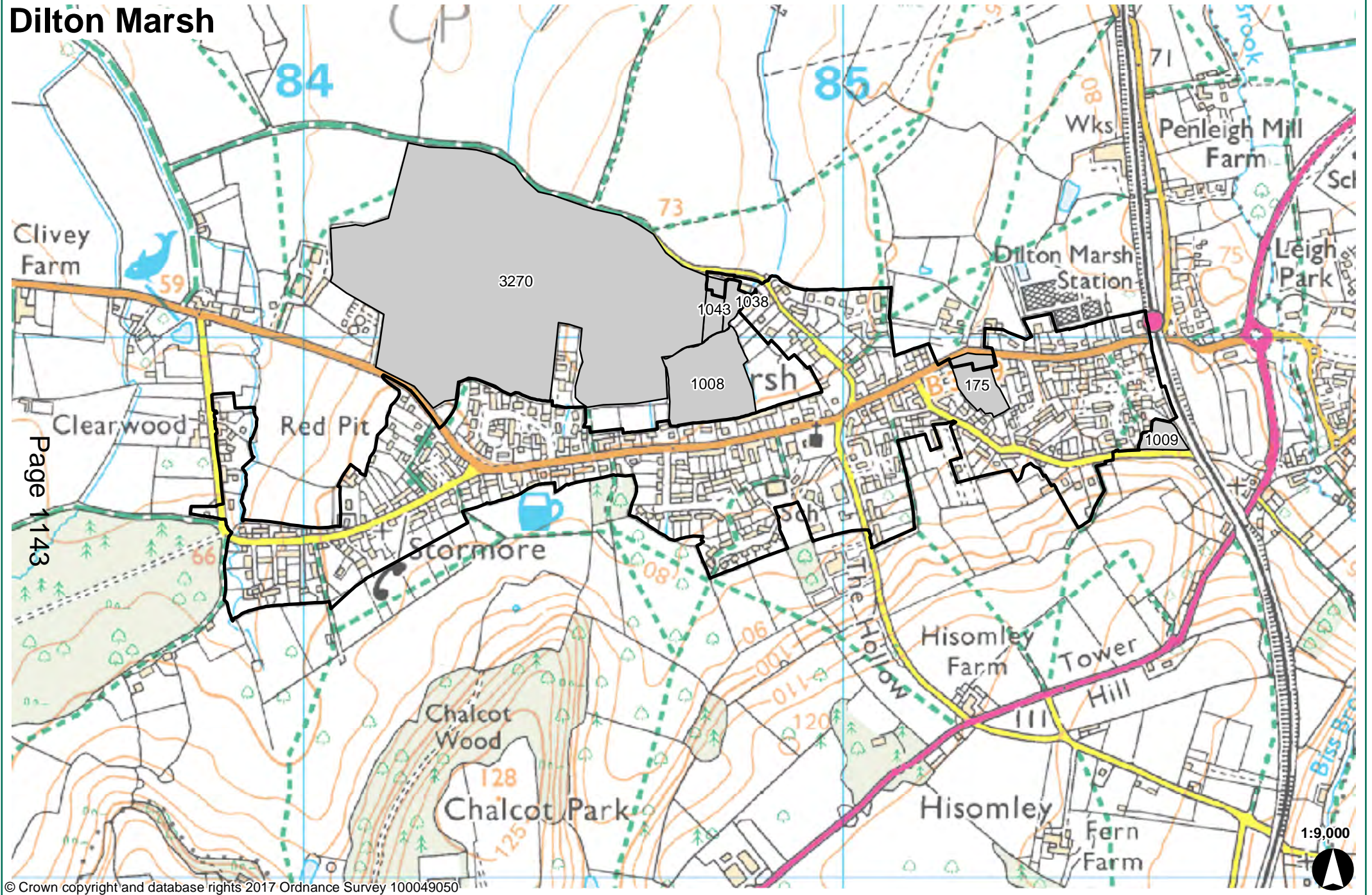


Page 1142

© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Dilton Marsh



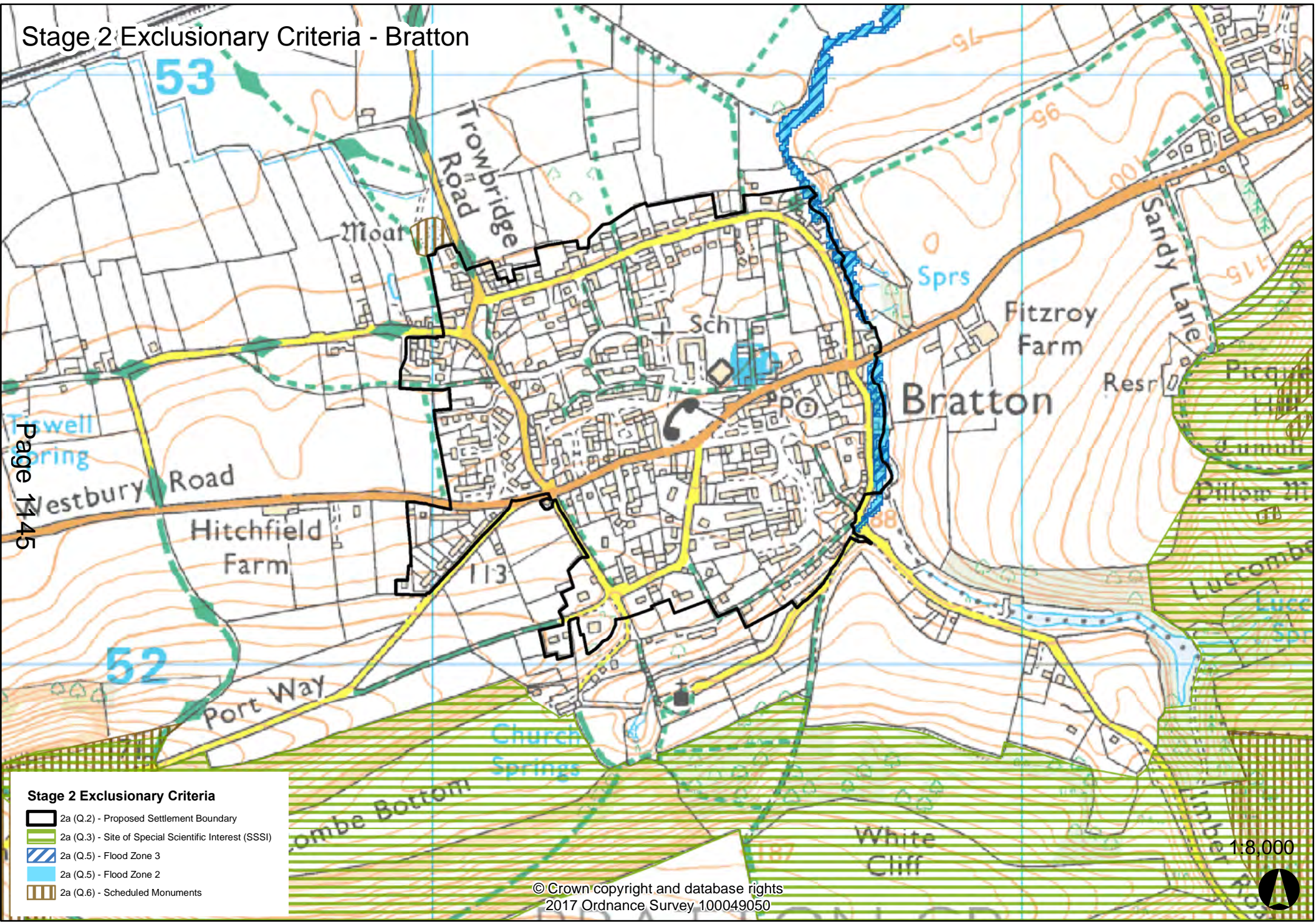
Page 1143

© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

Appendix C: Exclusionary criteria considered at Stage 2a of the site selection process

Stage 2 Exclusionary Criteria - Bratton



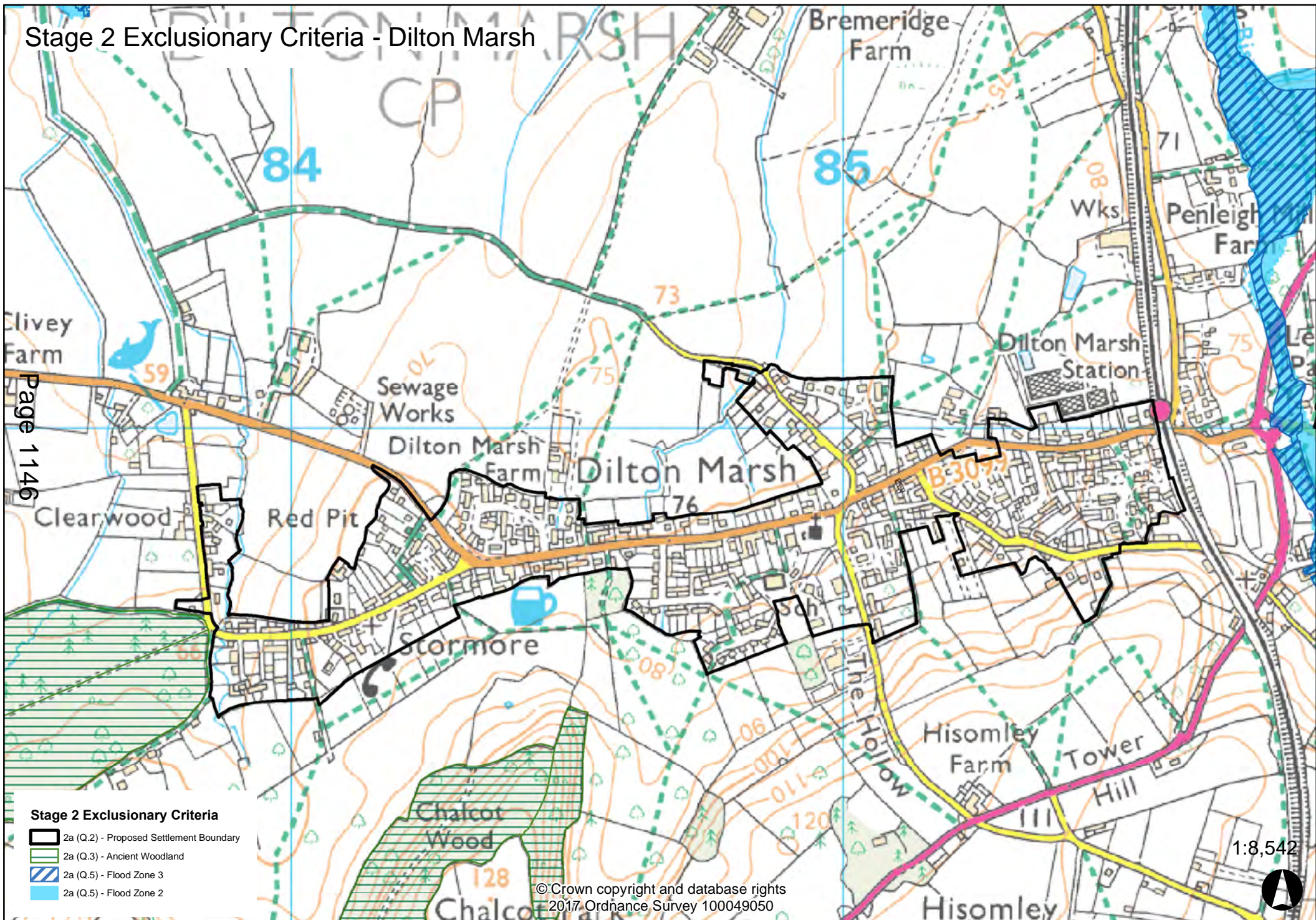
Page 145

Stage 2 Exclusionary Criteria

- 2a (Q.2) - Proposed Settlement Boundary
- 2a (Q.3) - Site of Special Scientific Interest (SSSI)
- 2a (Q.5) - Flood Zone 3
- 2a (Q.5) - Flood Zone 2
- 2a (Q.6) - Scheduled Monuments



Stage 2 Exclusionary Criteria - Dilton Marsh



Page 1146

- Stage 2 Exclusionary Criteria**
- 2a (Q.2) - Proposed Settlement Boundary
 - 2a (Q.3) - Ancient Woodland
 - 2a (Q.5) - Flood Zone 3
 - 2a (Q.5) - Flood Zone 2

© Crown copyright and database rights
2017 Ordnance Survey 100049050

1:8,542



Appendix D: Assessment criteria and output from Stage 2a of the site selection process

Table D.1 Stage 2a colour grading

Red	Green
Absolute exclusionary criteria associated with this site. Exclude this site from further appraisal.	Site has the potential to be suitable for allocation for residential development. Continue with discretionary appraisal.

Table D.2 Stage 2a exclusionary questions

Exclusionary questions
1. Is the SHLAA site fully or partly a commitment? Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?
2. Is the site fully or partly within the settlement boundary ⁽¹⁸⁾ ?
3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)?
4. Is the site fully or partly within green belt?
5. Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)?

18 The approach to site selection and the relationship with the settlement boundary, both adopted and emerging, is described in Topic Paper 2: Site Selection Methodology

Table D.3 Stage 2a assessment for Westbury Community Area Remainder

Area of search: Westbury Community Area Remainder													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria ⁽¹⁹⁾						Remaining developable site capacity	Land available? Y/N ⁽²⁰⁾	Land developable? Y/N ⁽²¹⁾	Consideration	Recommendation (take forward/remove)
			1	2	3	4	5	6					
Bratton													
321	Land off B3098 adjacent to Court Orchard/Cassways	32	N	N	N	N	N	N	32	Y	Y	Landowner confirmed availability.	Take forward
738	Land Adjacent, Danes Lye	22	N	N	N	N	N	N	22	Y	N	Insufficient point of vehicular access.	Remove
3527	Land south of Danes Lye	54	N	N	N	N	N	N	54	Y	N	Insufficient point of vehicular access.	Remove
Dilton Marsh													
175	Land at High Street	19	Y									Completed/permitted. Remaining developable capacity <5.	Remove
1008	Rear of 117-128 High Street	50	N	N	N	N	N	N	50	U		Availability unknown.	Remove
1009	The Depot	10	N	N	N	N	N	N	10	U		Availability unknown.	Remove
1038	14 St Marys Lane	7	N	N	N	N	N	N	7	U		Availability unknown.	Remove
1043	16 St Marys Lane	10	N	N	N	N	N	N	10	U		Availability unknown.	Remove

21 Y = Yes, N = No, There is no appropriate vehicular access and/or vehicle access to the site would be more than likely to require additional land owned by a third party

20 Following Landowner Survey: Y = Yes (Green), N = No (Red), U = Unknown (Red), M = In multiple ownership (Red) - unless any available land retains deliverability and viability i.e. access, >5 dwelling site capacity

19 N = No (Green), P = Partly (Red), Y = Yes (Red)

Area of search: Westbury Community Area Remainder														
3270	Land at Clivey, Dilton Marsh	335	N	N	N	N	N	N	N	335	Y	Y	Much of the site is isolated from the built edge of Dilton Marsh, but some parts adjoin. Landowner confirmed availability.	Take forward

Table D.4 SHLAA sites considered at Stage 2a for Westbury Community Area Remainder

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Bratton	738, 3527	321
Dilton Marsh	175, 1008, 1009, 1038, 1043	3270

Appendix E: Assessment criteria and output from Stage 2b of the site selection process

Table E.1

Assessment Criteria	Large Villages	
	Bratton	Dilton Marsh
Have local housing needs for the Plan period already been met?	819	509
Number of dwellings in village (2006) ⁽²²⁾		
Housing completions (2006 – 2016) ⁽²³⁾	20	21
Developable commitments (2016 – 2026)	6	1
Proportionate growth of village (2006 – 2026)	3.2%	4.3%

22 2011 census data (minus housing completions 2011-2016)

23 Note: Completions and commitments may not add up to the total for the Area of Search, as the total also includes housing development outside of the Large Villages e.g. at Small Villages and open countryside.

Assessment Criteria	Large Villages	
	Bratton	Dilton Marsh
<p>Have local housing needs already been considered by a sufficiently advanced neighbourhood plan?</p>	<p>No. There is no Neighbourhood Plan under preparation.</p> <p>In 2013, a Rural Housing Needs Survey (RHNS) identified, until 2015, a need for Subsidised rented housing:</p> <ul style="list-style-type: none"> • 2x one bedroom homes • 1x two bedroom home • 2x three bedroom homes <p>Shared / Low cost home ownership</p> <ul style="list-style-type: none"> • 2x two bedroom homes • 1x four bedroom home 	<p>No. There is no Neighbourhood Plan under preparation.</p> <p>No RHNS available.</p>
<p>Are there any potential environmental constraints (e.g. strategic environmental/ landscape designations and heritage assets)?</p>	<p>Bratton does not fall within any Area of Outstanding Natural Beauty designations, but is covered by a Special Landscape Area designation which would need to be a consideration in any future developments at the village. A large part of the village is also designated within a conservation area, and there are a number of ecology designations in the village hinterland.</p>	<p>Dilton Marsh is relatively unconstrained. There are County Wildlife Sites to the south and west, connected to the village.</p>

Assessment Criteria	Large Villages	
	Bratton	Dilton Marsh
<p>Are there any known strategic infrastructure constraints (e.g. education, transport and utilities)?</p>	<p>Primary school provision This school has a large number of surplus places and would benefit from housing within the catchment area.</p> <p>Secondary school provision Matravers currently has some surplus places but these are expected to fill over the next few years as housing already approved is built plus larger cohorts will begin to feed through from the primary schools. The school could be expanded when necessary.</p> <p>Transport A regular bus service exists connecting the village with Westbury and Trowbridge.</p>	<p>Primary school provision There is a primary school in the village, although the school is full and forecast to remain so, and cannot be expanded. There are also pressures on primary education capacity in Westbury, and Dilton Marsh Primary School accommodates pupils coming in from Westbury. Further development at Dilton Marsh is likely to cause an issue with primary education capacity in the area, and housing allocations should not be considered in this village until the wider primary education capacity has been addressed.</p> <p>Secondary school provision Matravers currently has some surplus places but these are expected to fill over the next few years as housing already approved is built plus larger</p>

Assessment Criteria	Large Villages	
	Bratton	Dilton Marsh
		<p>cohorts will begin to feed through from the primary schools. The school could be expanded when necessary.</p>
<p>How did the parish council respond to previous consultations on the Wiltshire Housing Sites Allocations Plan?</p>	<p>Bratton Parish Council have advised Wiltshire Council that SHLAA site 321 is a site with potential for building in the future bearing in mind it is in the Salisbury Plain Special Landscape Area and, as it is at the West entrance to the village, any development should be designed to present an attractive aspect both in terms of landscape and architecture to this approach.</p>	<p>Transport</p> <p>A regular bus service exists connecting the village with Westbury and Trowbridge.</p> <p>The Parish Council did not respond to consultation on the Housing Site Allocations DPD.</p>

Assessment Criteria		Large Villages	
		Bratton	Dilton Marsh
Sites submitted to the Strategic Housing Land Availability Assessment	How many sites were submitted to the SHLAA?	3 sites SHLAA sites 321, 738, 3527	6 sites SHLAA sites 175, 1008, 1009, 1038, 1043, 3270
	How many SHLAA sites do not meet the Stage 2a strategic constraints and could be taken forward for more detailed assessment (total remaining capacity ⁽²⁴⁾)?	1 site (32 dwellings) SHLAA site 321	1 site (335 dwellings) SHLAA site 3270
Summary and conclusions	Taking the above into account, is there any justification for removing the Large Village from further consideration in the site selection process?	Bratton does not fall within any Area of Outstanding Natural Beauty designations, but is covered by a Special Landscape Area designation which would need to be a consideration in any future developments at the village. A large part of the village is also designated within a conservation area, and there	Dilton Marsh is not within an Area of Outstanding Natural Beauty or other landscape designation. There are a number of ecology designations in the village hinterland. The village contains a number of facilities and services, shop, post office, place of worship, public house, recreational playing field. The village also benefits from a

24 See Appendix 4 to this paper for the full assessment of SHLAA sites at Stage 2a of the site selection process.

Assessment Criteria	Large Villages	
	<p>Bratton</p> <p>are a number of ecology designations in the village hinterland. The village contains a number of facilities and services, including a primary school (with capacity), a shop/post office, places of worship, café, public house, halls, recreation ground, and GP surgery. There are not considered to be any overriding constraints which would result in exclusion of sites at this village at this stage.</p>	<p>Dilton Marsh</p> <p>train station. There is a primary school in the village, although the school is full and forecast to remain so, and cannot be expanded. There are also pressures on primary education capacity in Westbury which impacts school capacity at Dilton Marsh. Further development at Dilton Marsh is likely to cause an issue with primary education capacity in the area, and housing allocations should not be considered in this village until the wider primary education capacity has been addressed.</p>
<p>Conclusion:</p>	<p>TAKE FORWARD</p>	<p>REMOVE</p>

Table E.2 SHLAA sites considered during the Stage 2b assessment of Large Villages in Wilton Community Area Remainder

Settlement(s)	SHLAA sites removed through consideration of Large Villages (Stage 2b)	SHLAA sites taken forward to the next stage
Bratton	None	321
Dilton Marsh	3270	None

Appendix F: Assessment criteria and output from Stage 3 of the site selection process

Table F:1 Stage 3 colour grading⁽²⁵⁾

Significant effect	Minor effect	Neutral effect	Uncertain effect	Minor effect	Significant effect
<p>Major adverse effect (---)</p> <p>Site/Option likely to have a significant major adverse effect on the objective with no satisfactory mitigation possible. Site may be inappropriate for housing development</p>	<p>Moderate adverse effect (--)</p> <p>Site/Option likely to have a significant moderate adverse effect on the objective with difficult or problematic mitigation</p>	<p>Neutral or no effect (0)</p> <p>On balance, site/option likely to have a neutral effect on the objective or no effect on the objective</p>	<p>Uncertain effect (?)</p> <p>Effect is uncertain and further information is required to establish potential effects</p>	<p>Minor positive effect (+)</p> <p>Site/Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result</p>	<p>Moderate positive effect (++)</p> <p>Site/Option likely to have a significant moderate positive effect on the objective with substantial improvements likely in the area</p>
	<p>Minor adverse effect (-)</p> <p>Site/Option likely to have a minor adverse effect on the objective because mitigation measures are achievable to reduce the significance of effects</p>				<p>Major positive effect (+++)</p> <p>Option likely to have a significant major positive effect on the objective as it would significantly help resolve an existing issue or maximise opportunities</p>

25 See Wiltshire Council (June 2017), *Topic Paper 2: Site Selection Process Methodology* for how to apply the Sustainability Appraisal (SA) scoring.

Table F.2 Stage 3 Sustainability Appraisal objectives

Sustainability Appraisal objectives	
1	Protect and enhance all biodiversity and geological features and avoid irreversible losses
2	Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings
3	Use and manage water resources in a sustainable manner
4	Improve air quality throughout Wiltshire and minimise all sources of environmental pollution
5	Minimise our impacts on climate change and reduce our vulnerability to future climate change effects
6	Protect, maintain and enhance the historic environment
7	Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place
8	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures
9	Reduce poverty and deprivation and promote more inclusive and self-contained communities
10	Reduce the need to travel and promote more sustainable transport choices.
11	Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
12	Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Table F.3 Stage 3 scoring summary chart for Westbury Community Area Remainder

Area of search: Westbury Community Area Remainder														Is site proposed for Stage 4?		
SHLAA Site Ref	Site Name	Site Capacity	SA Objectives													
			1	2	3	4	5a	5b	6	7	8	9	10	11	12	
Bratton																
321	Land off B3098 adjacent to Court Orchard/Cassways, Bratton	c.32	-	-	--	-	-	-	-	-	+++	-	-	++	+	Yes

Table F.4

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 321 - Land off B3098 adjacent to Court Orchard / Cassways, Bratton</p>
<p>Site Overview</p> <p>This site option is located on the western edge of Bratton. With an area of 1.33ha the site has a potential capacity for approximately 32 dwellings; although mitigation could reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified for this site.</p> <p>One moderate adverse effect has been identified. There are water pressure problems associated with the supply of water in Bratton and therefore a long offsite connection to mains water would be needed to provide capacity. Various infrastructure upgrades would be required for foul and surface water connections. A foul flow capacity assessment would be required. Assessment is also required to determine surface water overland flows and the effects of topography locally, and SuDS may not be suitable (SA Obj. 3).</p> <p>The assessment has also identified a range of minor adverse effects. The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process though only minor effects are expected (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land (SA Obj. 2). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme. Such issues could relate <i>inter alia</i> to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1, however the area is at risk from surface water flooding associated with high run-off from hills. A Flood Risk Assessment would be required, informed by monitoring groundwater in accordance with the Council's Groundwater Strategy (SA Obj. 5b). The site is adjacent to the Bratton Conservation Area and a Heritage Impact Assessment would be required, however development could likely be designed to avoid harm to the significance of heritage assets. The archaeological potential/sensitivity of the site is considered to be medium and the site has some prehistoric/medieval potential; therefore an archaeological assessment would be required (SA Obj. 6). Development would alter the character and appearance of the site/immediate area, however landscape buffers would help mitigate impacts from development on the surrounding landscape issues (SA Obj. 7). The primary school has capacity. The secondary school also has some capacity however these places are expected to reduce over the next 10 years and therefore expansion of the school may be required (SA Obj. 9). The site is in a reasonably accessible distance from the limited services available in Bratton, but overall residents are likely to rely upon use of the private car to reach larger services and facilities (SA Obj. 10).</p> <p>The assessment has also identified one major, one moderate and one minor beneficial effect. There is potential for the development to have a major beneficial effect by contributing to the local economy through use of local shops and services (SA Obj. 11). Moderate benefits are identified in terms of</p>

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 321 - Land off B3098 adjacent to Court Orchard / Cassways, Bratton</p>
<p>the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and minor benefits as the development will support the vitality of nearby employment areas (SA Obj. 12).</p> <p>Notwithstanding the moderate adverse effects which would need to be addressed, this site is assessed as more sustainable within this area of search.</p>

Table F.5

<p>Sustainability Appraisal - Conclusions & Recommendations</p>
<p>The aim of this assessment has been threefold:</p> <ul style="list-style-type: none"> ● Identification of more sustainable (preferred) site options for consideration in the preferred allocations; ● Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and ● Identification of sites which should not be considered further. <p>The following conclusions and recommendations are reached:</p> <p>More sustainable options for development:</p> <ul style="list-style-type: none"> ● Site 321 – Land off B3098 adjacent to Court Orchard/Cassways, Bratton <p>Less sustainable options for development:</p> <ul style="list-style-type: none"> ● There are no less sustainable sites in this area of search. <p>Sites which should not be considered further:</p> <ul style="list-style-type: none"> ● There are not sites which should not be considered further in this area of search.

Appendix G: Assessment criteria and output from Stage 4a of the site selection process

Assessment of site options

G.1 The purpose of this stage, which involves five steps, is to select those 'SHLAA sites' at the Large Villages in the Westbury Community Area remainder that can be site allocations. ⁽²⁶⁾ In this location only one site at Bratton has been considered which is identified as being a 'more sustainable' site (site option) resulting from the assessment in Stage 3. This site is individually assessed in more detail for suitability and fit with the area strategy (steps 1-4) to consider whether it should be selected as a preferred site (step 5).

Table G.1 Site options resulting from Stage 3

SHLAA ref	Site Name	SHLAA site area (ha)	SHLAA capacity ⁽²⁷⁾
321	Court Orchard/Cassways, Bratton	1.33	32
TOTALS			32

26 There are two large villages in the Westbury Community Area - Bratton and Dilton Marsh.

27 Reduced capacity of SHLAA site following consideration of strategic criteria (see Stage 2a)

G.2 The discussion that follows focuses upon place/site specific constraints that will need to be addressed in policy terms in order to facilitate development. Much of what will be required to support subsequent planning applications will be guided by policies of the Wiltshire Core Strategy, national planning policy, guidance and standing advice. Therefore, matters such as the need for a Flood Risk Assessment and Heritage Impact Assessment will be directed by existing policy/advice and therefore not repeated throughout these reports. However, a range of Community Areas concerns/considerations have been raised by consultees at Stage 4A. For completeness, they are listed in the following table.

Table G.2 Generic considerations/ constraints and requirements to be addressed

Generic considerations/ constraints	Requirements to be addressed
<p>The site is within the visitor catchment of the Salisbury Plain Special Protection Area (SPA)/Special Area of Conservation (SAC). Development may increase recreational pressure on the Plain. The cumulative impacts of combined development in this location which could impact on the SPA would need to be monitored.</p>	<p>Mitigation in the form of CIL payments would mitigate such impacts in accordance with the Mitigation Strategy, and no amendment to the capacity of the site would be required to overcome this.</p>
<p>Where practicable, development should be located so as to reduce the loss of Best and Most Versatile Agricultural (BMV) land.</p>	<p>The benefits of providing additional homes on BMV land would likely outweigh the disadvantages associated with its loss.</p>
<p>There are some capacity issues with the Bratton Surgery. Mitigation would be required to support additional patient demand arising from the development of the site.</p>	<p>Appropriate contributions would be sought through the planning process in order to expand local healthcare provision.</p>

SHLAA ref	Site Name
Site 321	Court Orchard/ Cassways, Bratton

Site 321 - Court Orchard/ Cassways, Bratton

Figure G.1 Site 321 - Court Orchards/ Cassways, Bratton

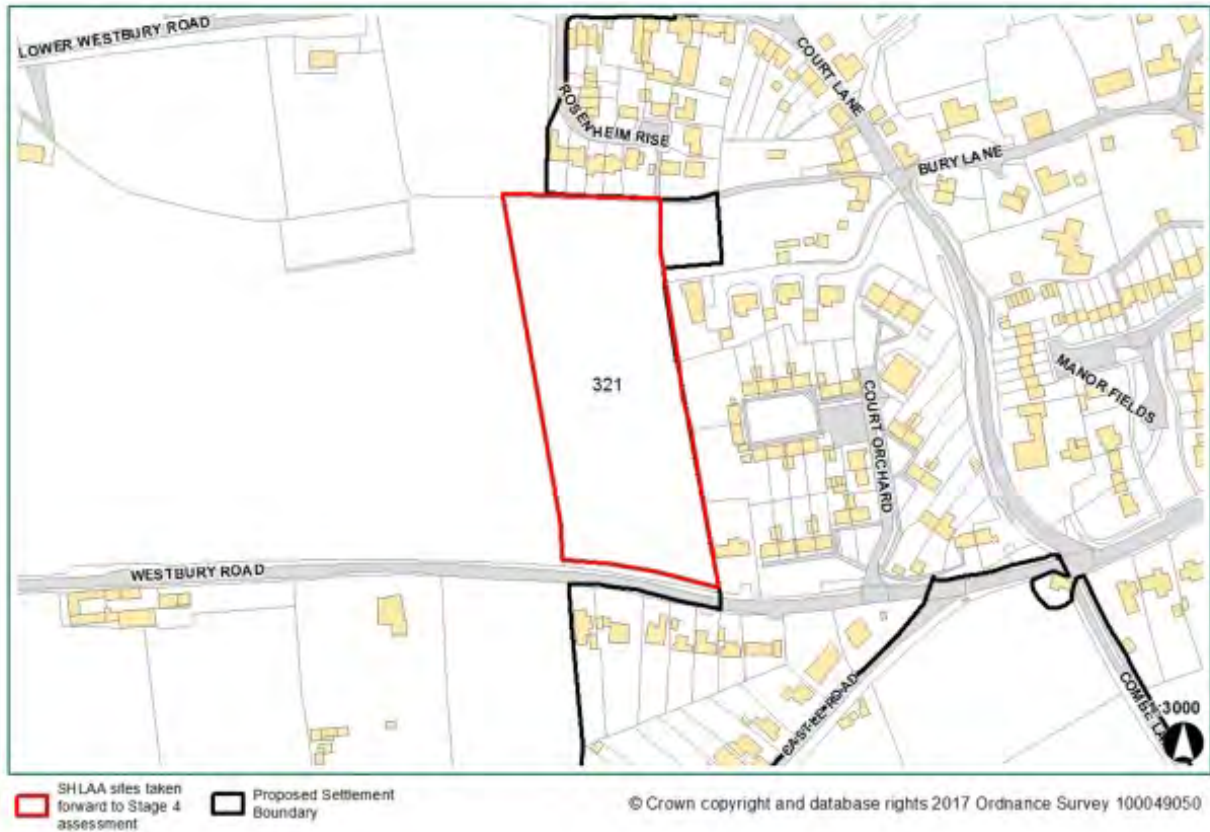


Table G.3 Site 321 - Court Orchard/ Cassways, Bratton

SHLAA ref	Site Name
Site 321	Court Orchard/ Cassways, Bratton
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site is bound at its edges by trees and hedgerow (UK Biodiversity Action Plan (BAP) Priority habitat) which are considered to be of ecological importance as an important wildlife corridor. Any subsequent development proposals would need to retain and protect this feature as a wildlife corridor. Where practicable, additional planting should be provided to improve habitat connectivity and bolster local biodiversity. <p>WATER</p>

SHLAA ref	Site Name
Site 321	Court Orchard/ Cassways, Bratton
	<ul style="list-style-type: none"> Evidence indicates that part of the site is susceptible to surface water flooding. This would need to be investigated in detail and addressed through any subsequent planning application process. However, bearing in mind the size of the site, there would be scope to incorporate surface water attenuation measures into the design of any subsequent layout. <p>HISTORIC ENVIRONMENT</p> <ul style="list-style-type: none"> The site abuts Bratton Conservation Area and is located approximately 90m from Grade II Listed Buildings. There has been modern infill development since the designation of the Conservation Area such that the western boundary of the designated asset is now almost completely re-developed. Moreover, the remaining historic core of the village is largely shielded from direct visual impact. Any development on this site should nonetheless ensure that the significance and setting of the Conservation Area and Listed Buildings maintained and local distinctiveness reinforced. This would be possible to mitigate through building type, size, design and layout. <p>LANDSCAPE</p> <ul style="list-style-type: none"> Any subsequent development scheme would need to reflect and enhance the important gateway setting of the approach to the village. A scheme of tree and hedgerow planting should be provided to enhance the northern, eastern and western site boundaries. <p>TRANSPORT</p> <ul style="list-style-type: none"> Appropriate improvements to Public Rights of Way - BRAT25 and BRAT24 could be enabled through development of this site, thereby improving connectivity and reducing the need to access village facilities via private car journeys.
Accessibility	<p>The site is within reasonable walking and cycling distance of the limited services available at Bratton, however residents are likely to rely on the use of private vehicles to access a wider range of services and facilities further afield.</p> <p>Vehicular and pedestrian access would appear to be achievable from B3098. An extension of the footway across the site frontage would be a desirable addition. Pedestrian access to the pavement along the B3098 could be achieved, and there is an opportunity to link with the adjoining Public Rights of Way network (BRAT25 and BRAT24).</p>
Overall suitability	Mitigation measures to reduce the likely adverse effects of developing this site are considered to be reasonable and achievable.

SHLAA ref	Site Name
Site 321	Court Orchard/ Cassways, Bratton
	An approximation of site capacity was applied at Stage 3, which estimated around 30 dwellings on the site. However, in order to make the most efficient use of land; maximise the delivery of affordable housing; and deliver appropriate mitigation measures, it is considered that the site could accommodate approximately 40 dwellings.
Step 2	
Fit with area strategy	<p>The Wiltshire Core Strategy (WCS) - Westbury Community Area Strategy sets out a number of issues and considerations of specific relevance to the town of Westbury. By itself development at Bratton would not offer the opportunity to address any specific issues listed in the WCS Area Strategy.</p> <p>Bratton is identified as a Large Village in the WCS, and development in this location would contribute towards the indicative housing requirements for the community area.</p> <p>The latest Housing Land Supply Statement⁽²⁸⁾ shows an indicative remaining housing requirement of 47 homes in the Westbury Community Area. The level of development on this site (approximately 40 dwellings) is positive in terms of making a substantial contribution towards meeting indicative growth targets and will not undermine the Plan objectives. It will deliver much needed affordable housing for the village.</p> <p>Approximately 40 dwellings on this site would contribute a significant proportion of the anticipated level of housing growth for the Westbury Community Area, including much needed affordable housing for the village, as set out in the Wiltshire Core Strategy (WCS).</p>
Step 3	
Large Village site fit with Core Policy 1	<p>Bratton Primary School has a large number of surplus places and would benefit from housing within the catchment area. The pupil numbers arising from the development of approximately 40 dwellings on this site could therefore be accommodated within the local school. With regard to secondary, Matravers (secondary and sixth form in Westbury) currently has some surplus places but these are expected to reduce over the next 10 years. The school could be expanded if necessary. The development of site could increase pressure on the secondary school places, although contributions could be sought.</p> <p>Over the WCS Plan period to date, Bratton has received very little additional growth. As anticipated by Core Policies 1 and 2 of the WCS, the addition of approximately 40 dwellings would represent modest growth. It would also significantly help address identified local needs. Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Bratton, and, as such, no significant further</p>

SHLAA ref	Site Name
Site 321	Court Orchard/ Cassways, Bratton
	<p>housing allocations are likely to come forward in the near future. That said, there may be further limited windfall development in the form of infill within the settlement boundary, but this would be unlikely to generate significant benefits for the village.</p> <p>A Parish Housing Needs Survey for Bratton was prepared in March 2013 which indicates a need for:</p> <p>Subsidised rented housing:</p> <ul style="list-style-type: none"> • 2x one bedroom homes • 1x two bedroom home • 2x three bedroom homes <p>Shared / Low cost home ownership:</p> <ul style="list-style-type: none"> • 2x two bedroom homes • 1x four bedroom home <p>Development of the site for approximately 40 dwellings would therefore go a significant way towards delivering the identified affordable housing needs for the parish, in line with WCS Core Policy 43.</p>
Step 4	
Summary	<p>This site would deliver a proportionate number of dwellings within the context of a large village setting. All potential adverse effects of developing the site are considered able to be addressed through straightforward mitigation measures. Given the minor nature of most of the effects it is considered likely that the benefits of providing residential development in this location would result in net sustainability benefits overall.</p> <p>The site is in an accessible and sustainable location served by existing highways infrastructure. The site is capable of providing a significant number of much needed affordable dwellings for the village, in line with WCS requirements and those identified in the most recent Parish Housing Needs Survey. In addition, the scale of development proposed would not significantly add to pressures on local infrastructure, services and facilities and would benefit the local primary school in terms of addressing the current level of surplus spaces. Indeed, if necessary, development could help to address local infrastructure capacity issues over and above CIL. Therefore, the overall sustainability benefits of developing this site are considered to be good.</p>

Conclusion - selection of preferred site

Table G.4 Conclusion - selection of preferred site

Step 5					
Fit with spatial strategy	<p>The residual requirement for housing in the area of search (Westbury Community Area Remainder) is 47 dwellings. There is one site at the large village of Bratton which is available, achievable, suitable and deliverable.</p> <ul style="list-style-type: none"> • Site 321 – Court Orchard/Cassways, Bratton <p>The evidence gathered through the assessment process concludes that the site could be allocated for approximately 40 dwellings. This represents about 85% of the residual housing requirement for this area.</p> <p>Alternative available sites at Bratton and Dilton Marsh have been assessed and no other sites can be considered at this stage, based on information available at the current time.</p>				
Selection of preferred sites	<p>Only one site was considered in more detail in this stage of the site selection process. The allocation of this site would align with the Area Strategy and contribute a modest amount of housing at Bratton. Further assessment would be required for a number of on site considerations, but overall the evidence indicates that adverse impacts can be mitigated.</p> <p>It is in a location that has the capacity to accommodate change from an environmental, landscape and heritage perspective. A high quality, sustainable development could be assimilated into the existing built area, whilst preserving and enhancing the village edge setting. The site is in an accessible and sustainable location served by existing highways infrastructure.</p> <p>The development of up to 40 dwellings at 321 - Court Orchard/Cassways, Bratton would provide a moderate number of affordable housing units thereby helping to address local needs identified in the Bratton Parish Housing Survey. In addition, the site would a small, but nonetheless valuable contribution towards meeting the overall housing needs in the North and West HMA.</p>				
Preferred sites	<p>The following site is considered to be available, achievable and deliverable at Bratton within the Westbury Community Area:</p> <p>Table G.5</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Site name</th> <th style="text-align: center;">Approximate dwelling capacity</th> </tr> </thead> <tbody> <tr> <td>Court Orchard/ Cassways</td> <td style="text-align: center;">40</td> </tr> </tbody> </table>	Site name	Approximate dwelling capacity	Court Orchard/ Cassways	40
Site name	Approximate dwelling capacity				
Court Orchard/ Cassways	40				

Westbury Community Area Topic Paper - Cabinet version

Wilton Community Area Topic Paper - Cabinet version

■	Main sections	
1	Introduction	3
2	Wilton Community area	5
3	Settlement boundary review	8
4	Overview of the site selection process	9
5	Outcome of the site selection process for Wilton	11
6	Outcome of the Wilton Community Area Remainder site selection process	12
7	Conclusions	15
■	Appendices	
A	Proposals for revised settlement boundaries	16
B	SHLAA sites considered during the site selection process	25
C	Exclusionary criteria considered at Stage 2a of the site selection process	29
D	Assessment criteria and output from Stage 2a of the site selection process	33
E	Assessment criteria and output from Stage 2b of the site selection process	39

1. Introduction

Introduction

1.1 Wiltshire Council is preparing a Wiltshire Housing Site Allocations Plan ('the Plan'), which is comprised of a settlement boundary review and housing site allocations. The Plan is supported by a number of documents including Community Area Topic Papers that form the evidence for the Plan. This paper summarises the outcomes of:

- the settlement boundary review and site selection process in relation to the Wilton Community Area, excluding the parts of the community area that relate to the Principal Settlement of Salisbury (see Salisbury Community Area Topic Paper); and
- the site selection process in relation to the Wilton community area, excluding Wilton (see Salisbury Community Area Topic Paper for Wilton).

Settlement boundary review

1.2 The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan⁽¹⁾.

1.3 Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

Housing site allocations

1.4 The WCS refers to the role of this Plan, in combination with the Chippenham Site Allocations Plan, to help ensure a sufficient choice and supply of suitable sites throughout the Plan period in accordance with national policy and to compliment neighbourhood planning.

Topic paper structure

1.5 *Table 1.1* shows the layout of the Wilton Community Area Topic Paper ('CATP'). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

Table 1.1 Layout of the Wilton Community Area Topic Paper

#	Section	Appendices
2	Community area	Planning policy context for the Wilton Community Area, including an overview of the WCS and, where applicable, any

¹ This Plan does not review the settlement boundary for Chippenham. This has been reviewed by the Chippenham Site Allocations Plan.

		neighbourhood plans that have been made or that are in progress within the community area.	
3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	Outcome of the site selection process for Wilton	See the <i>Salisbury Community Area Topic Paper</i> (June 2017).	Appendix B contains maps of each settlement showing SHLAA sites considered during the site selection process. They show whether sites have been identified for allocation or at which stage they have been removed from the site selection process.
6	Outcome of the Wilton Community Area Remainder site selection process	Summary of the Wilton Community Area Remainder site selection process (Stages 1 to 2). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan.	Appendix C contains maps of each settlement showing the exclusionary assessment criteria considered at Stage 2a of the site selection process. Appendix D contains the assessment criteria and output from Stage 2a of the site selection process. Appendix E contains the assessment criteria and output from Stage 2b of the site selection process.
7	Conclusions	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

2. Wilton Community area

Context

2.1 The WCS provides the context for the Plan in relation to the Wilton Community Area. Core Policies 1 (Settlement Strategy) and 33 (Wilton Area Strategy) set out:

- the settlement hierarchy for sustainable development in the Wilton Community Area, and
- associated indicative housing requirements.

2.2 Core Policy 33 requires approximately 255 new homes to be provided in the Wilton Community Area Remainder over the Plan period 2006 to 2026. The housing requirement for the Local Service Centre of Wilton is included within Core Policy 20 (Salisbury Area Strategy). Therefore, the outcome of the site selection process for Wilton is summarised within the *Salisbury Community Area Topic Paper*⁽²⁾. The housing requirements reflect the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Wilton Area Strategy. It indicates how much growth should be provided to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

2.3 The settlements listed in *Table 2.1* below fall within the Wilton Community Area.

Table 2.1 Settlement Strategy in the Wilton Community Area

Local Service Centres	Wilton
Large Villages	Broad Chalke and Dinton
Small Villages	Barford St Martin, Bishopstone, Bowerchalke (inc. Misselfore), Compton Chamberlayne, Ebbesbourne Wake, Quidhampton, South Newton, Stoford and Teffont Magna / Teffont Evias

Issues and considerations

2.4 Core Policy 33 and the supporting text (paragraph 5.174) of the WCS identify specific issues to be addressed in planning for the Wilton Community Area, including:

- the need to ensure that Wilton's character and individuality as the 'ancient capital of Wessex' is maintained and that Wilton retains its identity and does not coalesce with Salisbury.
- future work to identify additional sites to accommodate growth in the area should take account of the unique relationship between Wilton and Salisbury, as well as acknowledging the environmental capacity of the Wilton Community Area. It may be the case that Salisbury could help accommodate housing and employment growth needed in the Wilton area in a more sustainable manner than this being located in Wilton itself
- the need to protect the built and natural environment of the Wilton Community Area, and to conserve and enhance views into and out of the Wilton Conservation Area

2 See Wiltshire Council (June 2017) Salisbury Community Area Topic Paper.

- including Wilton Park and House, as well as conserving the historic gateway to Wilton along The Avenue
- all development within the Wilton Community Area will need to conserve the designated landscape of Cranborne Chase AONB and its setting, and where possible enhance its locally distinctive characteristics
- development in the vicinity of the River Avon (Hampshire) or Prescombe Down must incorporate appropriate measures to ensure that it will not adversely affect the integrity of those Natura 2000 sites.

2.5 The Wiltshire Infrastructure Delivery Plan ('IDP')⁽³⁾ identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- extension of village primary schools to provide additional places
- provision of additional nursery school places
- support development of local primary care health facilities, which are expected to exceed capacity by the end of the Plan period

2.6 However, neither the WCS or the IDP identify insurmountable issues to the extent that they would restrict the delivery of the level of housing proposed over the Plan period.

Housing requirements

2.7 The housing requirement for the Wilton Community Area Remainder is set out in *Table 2.2* below. The table shows the overall housing requirement for the community area remainder over the Plan period 2006-2026. In addition, it shows the number of dwellings that have already been delivered and those that are planned. This leaves an 'indicative residual requirement' of homes yet to be delivered during the remainder of the Plan period.

Table 2.2 Housing requirements for the Wilton Community Area Remainder at April 2017⁽⁴⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Wilton CA Remainder	255	115	11	129

Neighbourhood planning

2.8 Neighbourhood plans can also allocate sites for housing and review settlement boundaries. The progress of a neighbourhood plan and the level of housing it is proposing to allocate help determine which settlements to consider through the site selection process. Likewise, the settlement boundary review will not look at settlements that are considered to have had their settlement boundaries reviewed by a sufficiently advanced neighbourhood plan.

2.9 Wilton Community Area has two neighbourhood plans in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by these plans. If the neighbourhood plans were sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this would include

3 Wiltshire Council (December 2016). *Wiltshire Infrastructure Delivery Plan 3 2011-2026. Appendix 1: Wilton Community Area.*

4 Wiltshire Council (June 2017). Topic Paper 3 Housing Land Supply.

information on whether they are allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁵⁾.

Table 2.3 Status of neighbourhood plans in the Wilton Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Wilton	Area Designation (Mar 2016)	Unknown at this stage	Unknown at this stage
Broad Chalke	Area Designation (Nov 2014)	Undertaking a site selection process	Unknown at this stage

5 Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

3. Settlement boundary review

3.1 The Plan also proposes amendments to the settlement boundaries, as defined in the WCS, of the following settlements within the Wilton Community Area:

- Wilton
- Broad Chalke, and
- Dinton

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*⁽⁶⁾.

3.3 No settlements in the Wilton Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

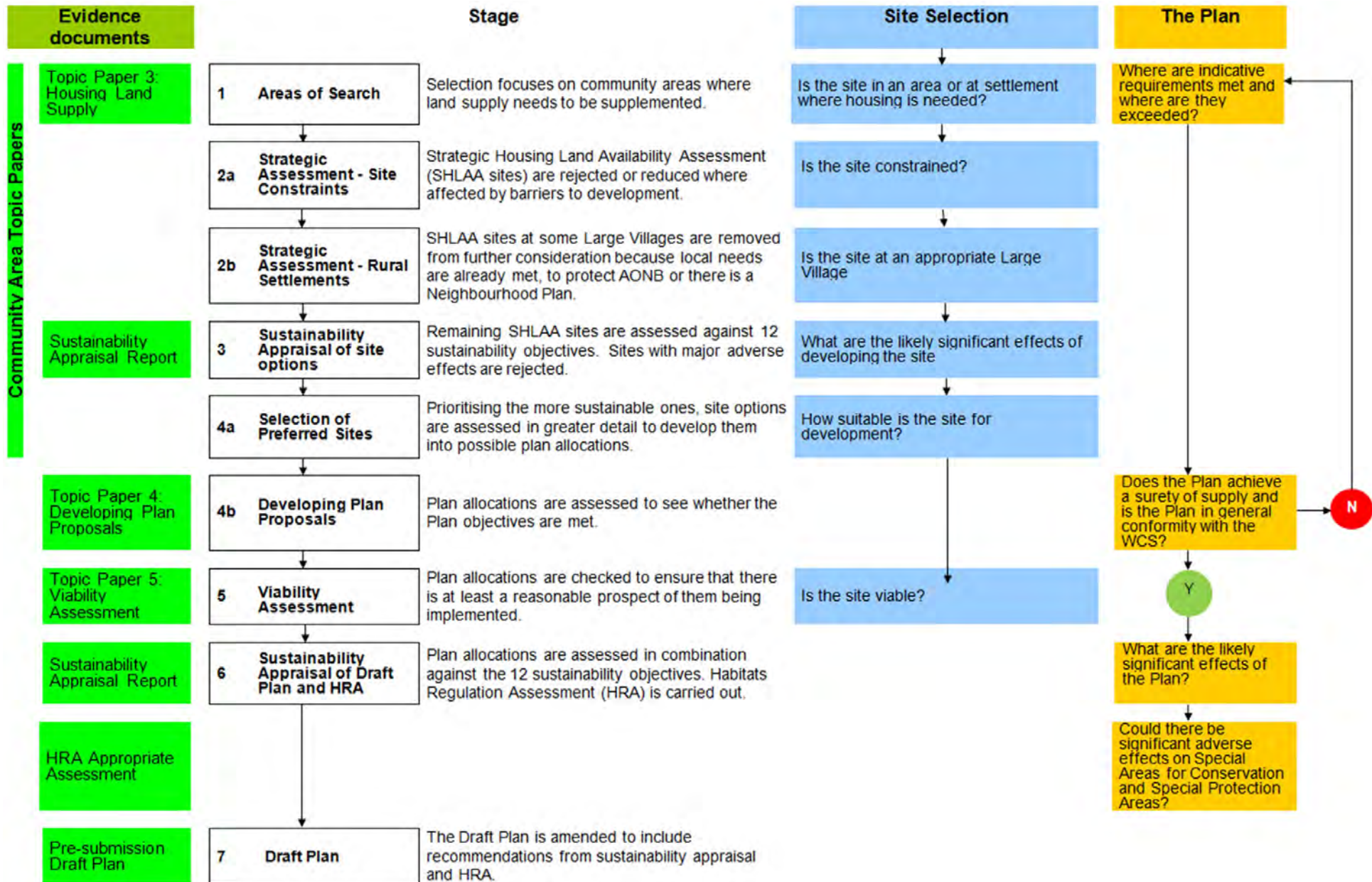
3.4 Parts of the community area relate to the Principal Settlement of Salisbury. The settlement boundary review in relation to Salisbury Community Area Topic Paper.

6 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology⁽⁷⁾.*

7 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.



5. Outcome of the site selection process for Wilton

Overview

- 5.1** The housing requirement for the Local Service Centre of Wilton is included within Core Policy 20 (Salisbury Area Strategy). Therefore, the outcome of the site selection process for Wilton is summarised within the *Salisbury Community Area Topic Paper* ⁽⁸⁾.

8 See Wiltshire Council (June 2017) Salisbury Community Area Topic Paper.

6. Outcome of the Wilton Community Area Remainder site selection process

Overview

- 6.1** This section summarises the outcome of the site selection process for the Wilton Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*⁽⁹⁾.
- 6.2** The decisions taken after each stage of the process for the Wilton Community Area Remainder, along with the reasons for these decisions, are summarised below.

Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for the Wilton Community Area Remainder. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4** *Table 2.2* demonstrates an indicative residual requirement of 129 dwellings for the Wilton Community Area Remainder to be delivered during the Plan period.
- 6.5** The Plan will need to consider the potential to allocate additional land to help meet the indicative residual requirement. Therefore the site selection process for the Wilton Community Area Remainder progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

- 6.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in the Wilton Community Area Remainder. Strategic Housing Land Availability Assessment ('SHLAA') sites at the Large Villages are assessed against a range of exclusionary criteria. They are removed or reduced in capacity where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 6.7** Only SHLAA sites in the immediate surrounds of settlements are considered through the Stage 2a strategic assessment. Sites within the open countryside or at Small Villages (i.e. not located at Large Villages, Local Service Centres, Market Towns or Principal Settlements) are not considered as potential housing allocation sites and, therefore, removed from further consideration⁽¹⁰⁾.
- 6.8** *Table 6.1* below lists SHLAA sites removed prior to the Stage 2a assessment on this basis.

Table 6.1 SHLAA sites removed prior to Stage 2a for being in the open countryside or at a Small Village

Area of Search	SHLAA sites in the open countryside or at a Small Village
Wilton CA Remainder	S2, S18, S19, S20, S27, S28, S29, S53, S54, S76, S176, S183, S247, S248, S265, S1025, 3127, 3137, 3138, 3094, 3465

9 Wiltshire Council (June 2017). *Topic Paper 2: Site Selection Process Methodology*.

10 Wiltshire Council (September 2011). Strategic Housing Land Availability Assessment (SHLAA) Methodology.

6.9 **Appendix B** contains maps of the Large Villages within the Wilton Community Area, showing SHLAA sites considered during the site selection process. **Appendix C** contains maps showing the exclusionary criteria, while **Appendix D** contains the assessment criteria and output from Stage 2a, including reasons why individual sites have been removed.

6.10 *Table 6.2* below summarises the output from the Stage 2a strategic assessment for Large Villages in the Wilton Community Area Remainder.

Table 6.2 SHLAA sites considered at Stage 2a in the Wilton Community Area Remainder

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Broad Chalke	3216, 3306, 3338, 3340	3212, 3213, 3339
Dinton	S248, S249	S183

6.11 Therefore, the outcome of the Stage 2a strategic assessment for the Wilton Community Area Remainder illustrates the availability of land at the following Large Villages:

- Broad Chalke
- Dinton

Stage 2b: Identifying requirement for growth in Large Villages

6.12 In order to deliver sustainable growth, site allocations may not be necessary at all of these Large Villages. The purpose of Stage 2b is to establish whether any should be removed from the 'area of search'. As such, Stage 2b performs a comparative analysis of the Large Villages within the community area remainder. If any are removed, sites in and around these Large Villages would be removed and not taken forward to the next stage.

6.13 The full list of factors that informed a decision as to whether or not SHLAA sites at some Large Villages should be excluded from further assessment are as follows:

- Number of dwellings in village (2006)
- Housing completions (2006 – 2015)
- Developable commitments (2015 – 2026)
- Proportionate growth of village (2006 – 2026)
- Potential environmental constraints (including strategic environmental / landscape designations and heritage assets)
- Neighbourhood plan status
- Consultation responses from the Parish Council
- The number of sites submitted to the SHLAA

6.14 **Appendix E** contains the output from Stage 2b of the site selection process. *Table 6.3* below summarises the Stage 2b assessment for the Large Villages within the Wilton Community Area Remainder, showing those Large Villages that have not been taken forward to the next stage.

Table 6.3 Summary of the Stage 2b Assessment for the Wilton Community Area Remainder

Settlement	Justification for not taking forward to the next stage
Broad Chalke	<ul style="list-style-type: none"> ● Within AONB ● Education capacity constraints
Dinton	<ul style="list-style-type: none"> ● Within AONB ● High level of growth

6.15 **Appendix B** highlights SHLAA sites removed after Stage 2a of the site selection process. In the rural area around Wilton, of the two Large Villages, Dinton has already experienced relatively significant growth and at Broad Chalke, sites are being investigated through the preparation of a Neighbourhood Plan, although the local primary school has limited capacity to support growth.

6.16 No Large Villages have been taken forward to the next stage. Therefore, it is proposed that housing sites will not be identified for allocation within the Wilton Community Area Remainder and the site selection process ends after Stage 2b.

7. Conclusions

Wilton

- 7.1** This paper focuses on the site selection process and settlement boundary review for only those settlements within the Wilton Community Area Remainder. The housing requirement for the Local Service Centre of Wilton is included within Core Policy 20 (Salisbury Area Strategy). Therefore, the outcome of the site selection process for Wilton is summarised within the *Salisbury Community Area Topic Paper* ⁽¹¹⁾.

Wilton Community Area Remainder

- 7.2** There is an indicative residual housing requirement of 129 dwellings for the Wilton Community Area Remainder, however the site selection process did not identify any available sites. This followed an assessment of SHLAA sites against strategic constraints and a comparative analysis of the Large Villages of Broad Chalke and Dinton, which resulted in sites at both settlements being excluded from the broad 'areas of search'.

Settlement Boundary Review

- 7.3** The Plan has reviewed the settlement boundaries of the following settlements within the Wilton Community Area:

- Wilton
- Broad Chalke, and
- Dinton

- 7.4** No settlements in the Wilton Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

11 See Wiltshire Council (June 2017) Salisbury Community Area Topic Paper.



Appendix A: Proposals for revised settlement boundaries

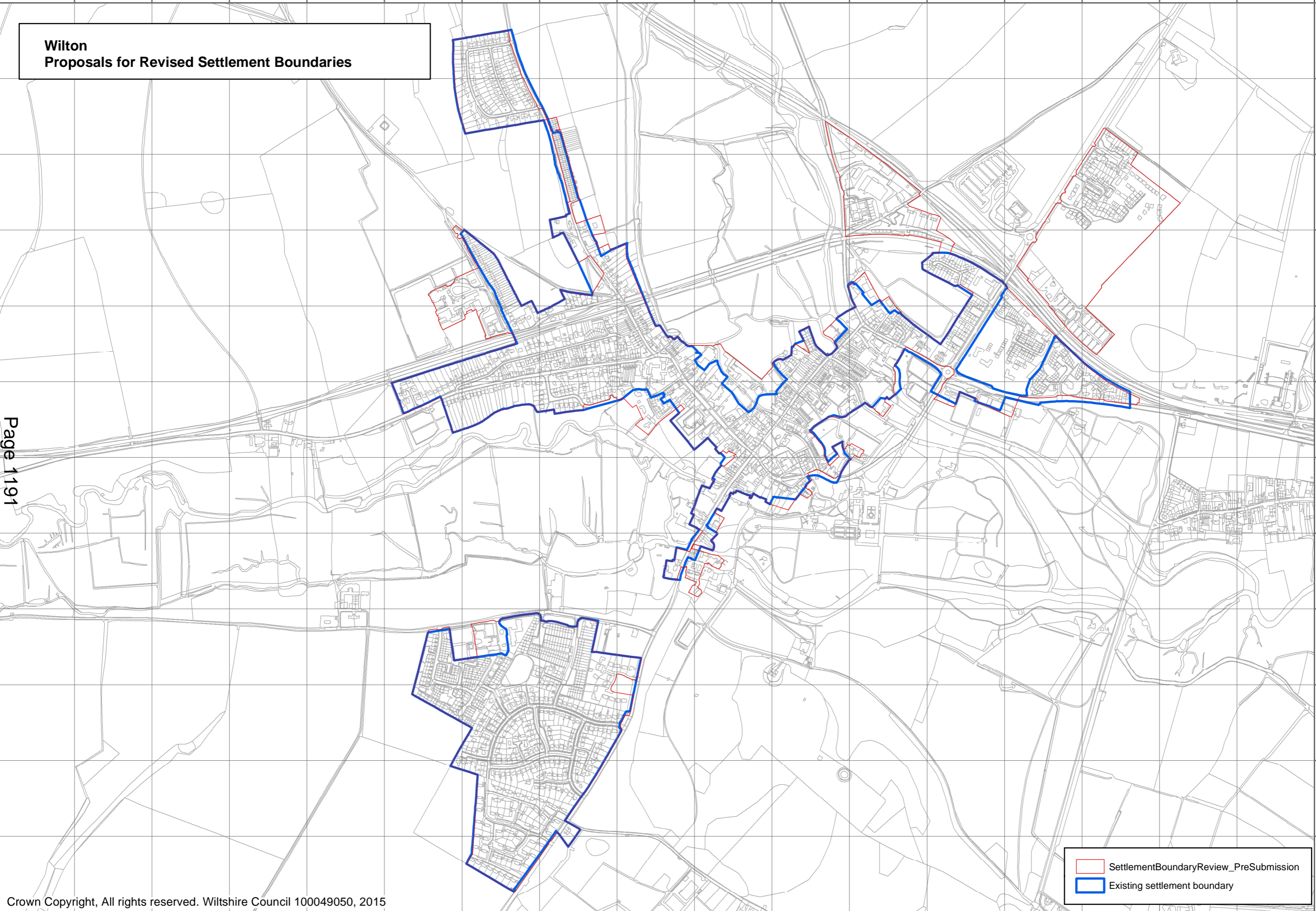
A B C D E F G H I J K L M N O P Q

1 2 3 4 5 6 7 8 9 10 11 12

**Wilton
Proposals for Revised Settlement Boundaries**

Page 1191

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary



Wilton

A.1 The preceding map of Wilton illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹²⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed amendments to Wilton Settlement Boundary

Map Grid Reference (13)	Proposed Amendments
G9	Amend boundary to include built community facility development physically related to the settlement.
I10, I9	Amend boundary to exclude area more closely related to the open countryside.
J8, I8	Amend boundary to include built development physically related to the settlement.
J7, J6	Amend boundary to exclude area more closely related to the countryside.
I6	Amend boundary to include built development physically related to the settlement.
H6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G5, F5, F4, G4	Amend boundary to include built community facilities development physically related to the settlement.
F3	Amend boundary to include built development physically related to the settlement.
H4	Amend boundary to exclude area more closely related to the countryside.
H3	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G1, G2	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H2	Amend boundary to include built development physically related to the settlement.
H3 (S)	Amend boundary to exclude area more closely related to the open countryside.
H3 (S), H4	Amend boundary to include area more closely related to the settlement.

12 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

13 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

J5, J6	Amend boundary to include built employment development physically related to the settlement.
K5	Amend boundary to exclude area of land more closely related to the countryside.
K5 (E)	Amend boundary to include area of built development physically related to the settlement.
L4	Amend boundary to include area of built development physically related to the settlement.
M4	Amendment to boundary to follow but not include clearly defined physical feature – the road.
M4 (N), L4, L3, L2, K3, K2, M3	Amend boundary to include area of built employment development physically related to the settlement.
N5, M5	Amend boundary to include area of built development physically related to the settlement.
O2, O3, O4, P3, N3, N4, N5, O5	Amend boundary to include area of built development physically related to the settlement.
O6, N6	Amend boundary to follow defined physical features – curtilages of properties and the settlement side of the road.
N6	Amend boundary to include built development physically related to the settlement.
M6	Amend boundary to include built residential development physically related to the settlement.
M5 (SW), L5	Amendment to boundary to follow but not include clearly defined physical feature – the road and water course.
L6 (N)	Amend boundary to include built development physically related to the settlement.
L6 (S)	Amend boundary to include built development physically related to the settlement.
K7 (N)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
K7 (C)	Amend boundary to include built development physically related to the settlement.
K7 (W)	Amend boundary to include curtilages that relate more closely to the settlement.
J7	Amend boundary to include built development physically related to the settlement.

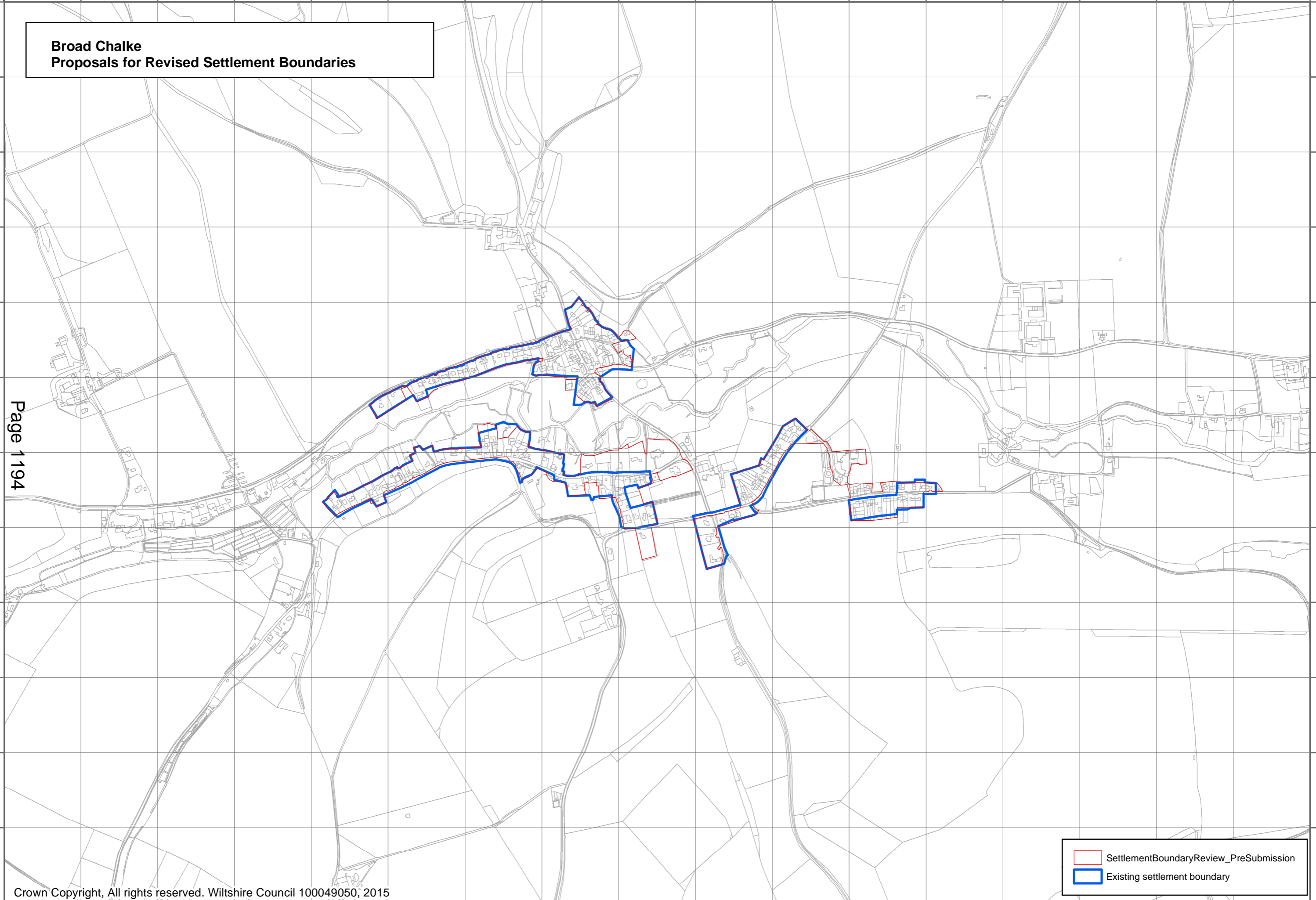
A B C D E F G H I J K L M N O P Q



1
2
3
4
5
6
7
8
9
10
11
12

**Broad Chalke
Proposals for Revised Settlement Boundaries**

1
2
3
4
5
6
7
8
9
10
11
12

Page 1194



	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary

A B C D E F G H I J K L M N O P Q

Broad Chalke

A.2 The preceding map of Broad Chalke illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁴⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed amendments to Broad Chalke Settlement Boundary

Map Grid Reference ⁽¹⁵⁾	Proposed Amendments
H5	Amendment to boundary to follow defined feature – curtilages of properties.
I5 (E)	Amend boundary to include built residential development.
I5 (S), H5	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H6	Exclude area of land primarily related to the countryside.
H6 (N)	Amend boundary to include built residential development physically related to the built area.
G5	Amendment to follow clearly defined physical features.
F6	Amendment to include built residential development and curtilage of property physically related to the settlement.
F6 (W)	Amend boundary to exclude area of land more closely related to the open countryside.
G6	Amend boundary to include curtilage of properties more closely related to the built environment and to exclude area of land more closely related to the open countryside.
H7 (N), I7 (N), I6	Amend boundary to include built residential and community facilities development physically related to the built area.
I7 (C)	Amendment to boundary to follow defined features, curtilages of properties, which are more closely related to the built area.
I8	Amendment to include residential development physically related to the settlement.
H7 (E)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
H7	Amend to include built residential development and to exclude area of land more closely related to the countryside.
H7 (W)	Include area of built development physically related to the settlement.

14 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

15 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

G7, F7	Amendment to boundary to follow but not include clearly defined physical feature – the road.
E7	Boundary drawn on the settlement side of the road to exclude the road, and to follow defined feature – curtilage of property.
J8, J7	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J7 (N)	Amend to follow defined feature, curtilage of property.
K6, K7, L7 (N)	Amend boundary to include community facilities physically related to the settlement.
L7	Include area of built residential development closely related to the settlement.
L7 (S)	Amendment to follow defined physical features – curtilages of properties.



A B C D E F G H I J K L M N O P Q

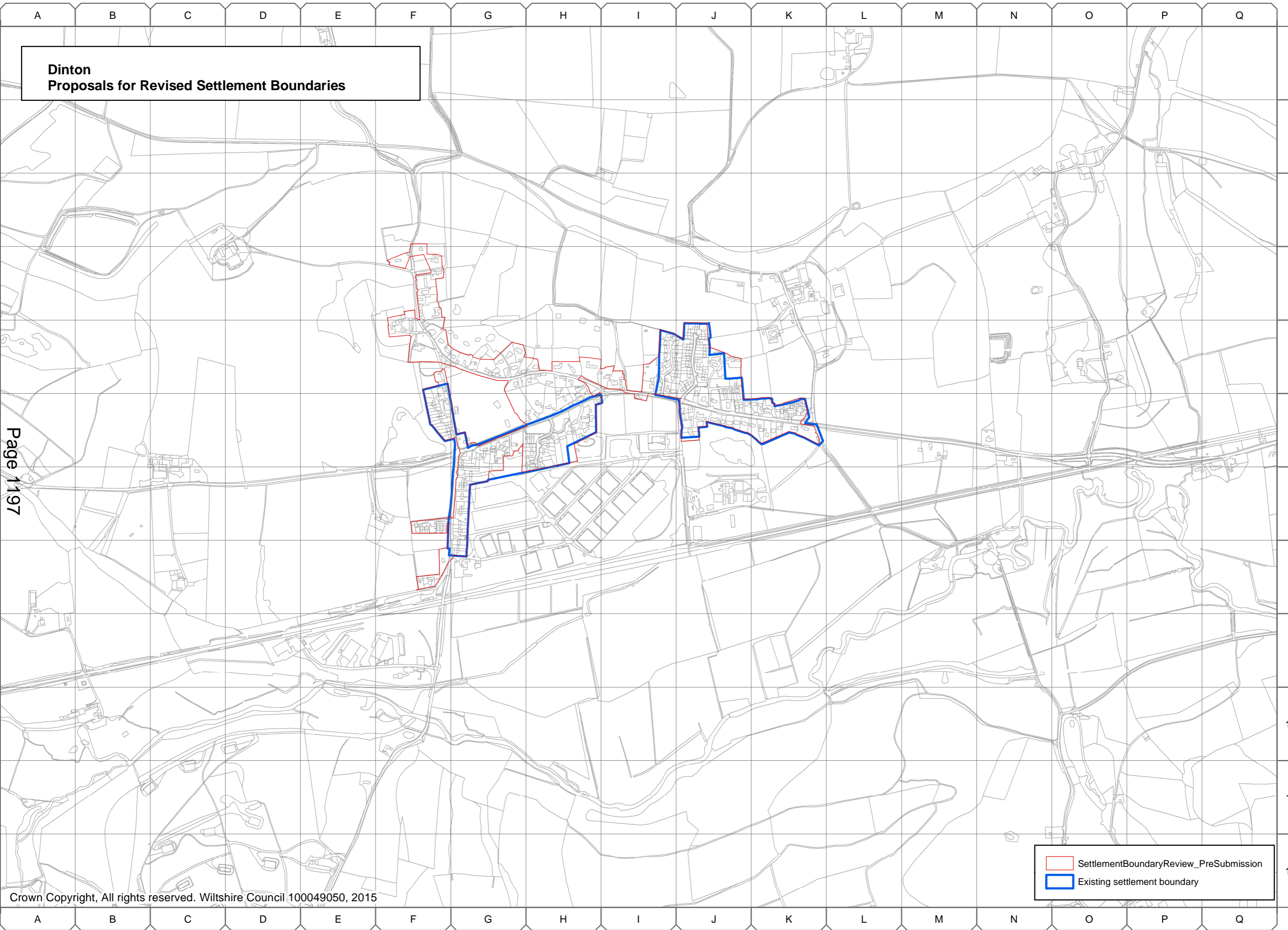
1
2
3
4
5
6
7
8
9
10
11
12

**Dinton
Proposals for Revised Settlement Boundaries**

1
2
3
4
5
6
7
8
9
10
11
12

Page 1197

	SettlementBoundaryReview_PreSubmission
	Existing settlement boundary



Dinton

A.3 The preceding map of Dinton illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁶⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed amendments to Dinton Settlement Boundary

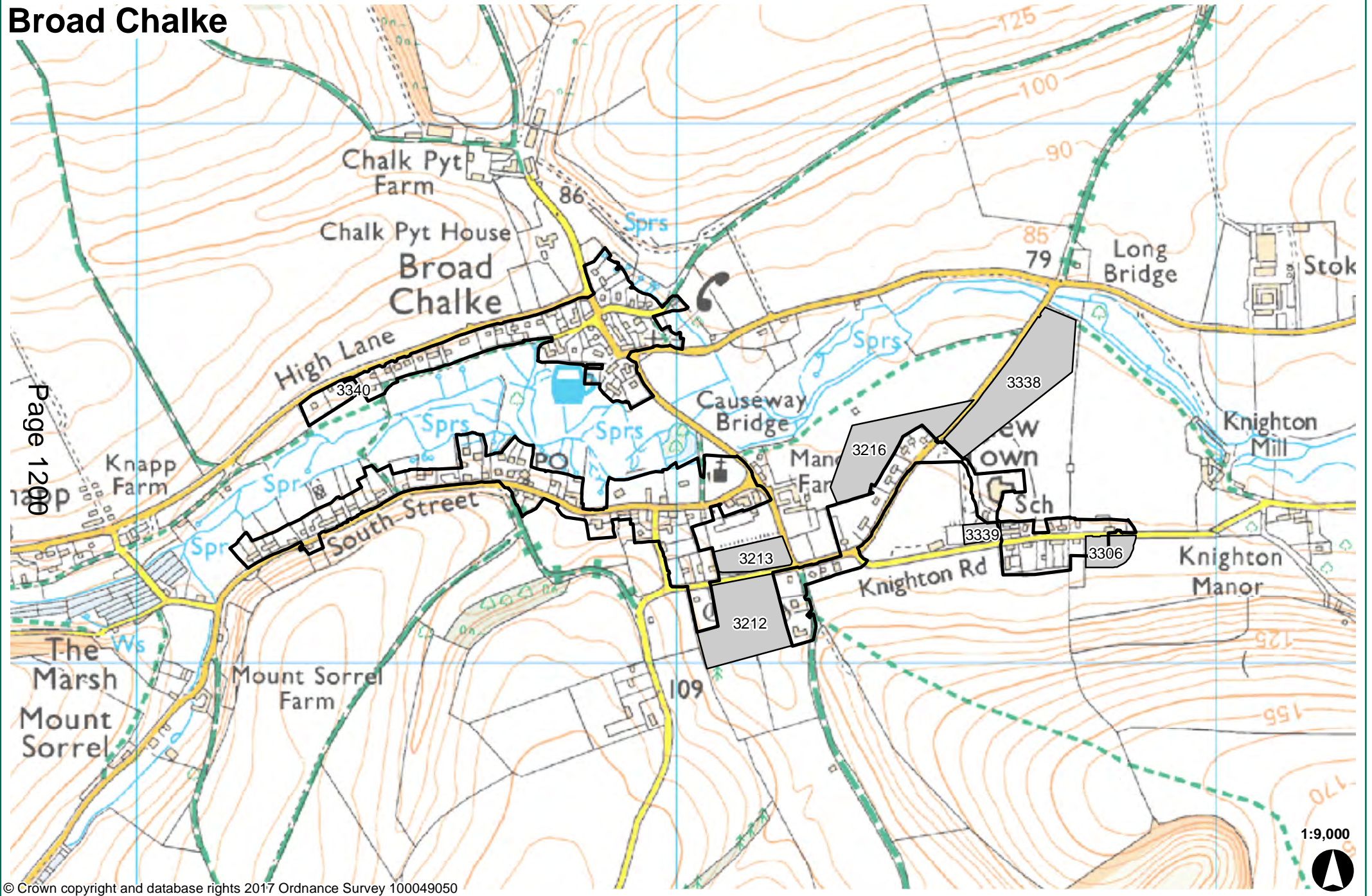
Map Grid Reference ⁽¹⁷⁾	Proposed Amendments
F7	Amend boundary to include area of built residential development physically related to the settlement.
G7 (W), G6 (W)	Amendment to boundary to follow but not include clearly defined physical feature – the road.
F5 (S)	Amend boundary to include area of development physically related to the settlement.
F4, F5, G5, H5, G6, H6, I5	Amend boundary to include area of built development physically related to the settlement.
J5	Amend boundary to include built development and curtilages that are physically related to the settlement.
K6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
G6, G7	Amend boundary to exclude recreational / amenity space at the edge of the settlement.
F8	Amend boundary to include area of built residential development physically related to the settlement.

16 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

17 Text in brackets denotes location within grid square, to aid reader, e.g. (N) - 'north'; (S) - 'south'; (C) - 'centre'.

Appendix B: SHLAA sites considered during the site selection process

Broad Chalke

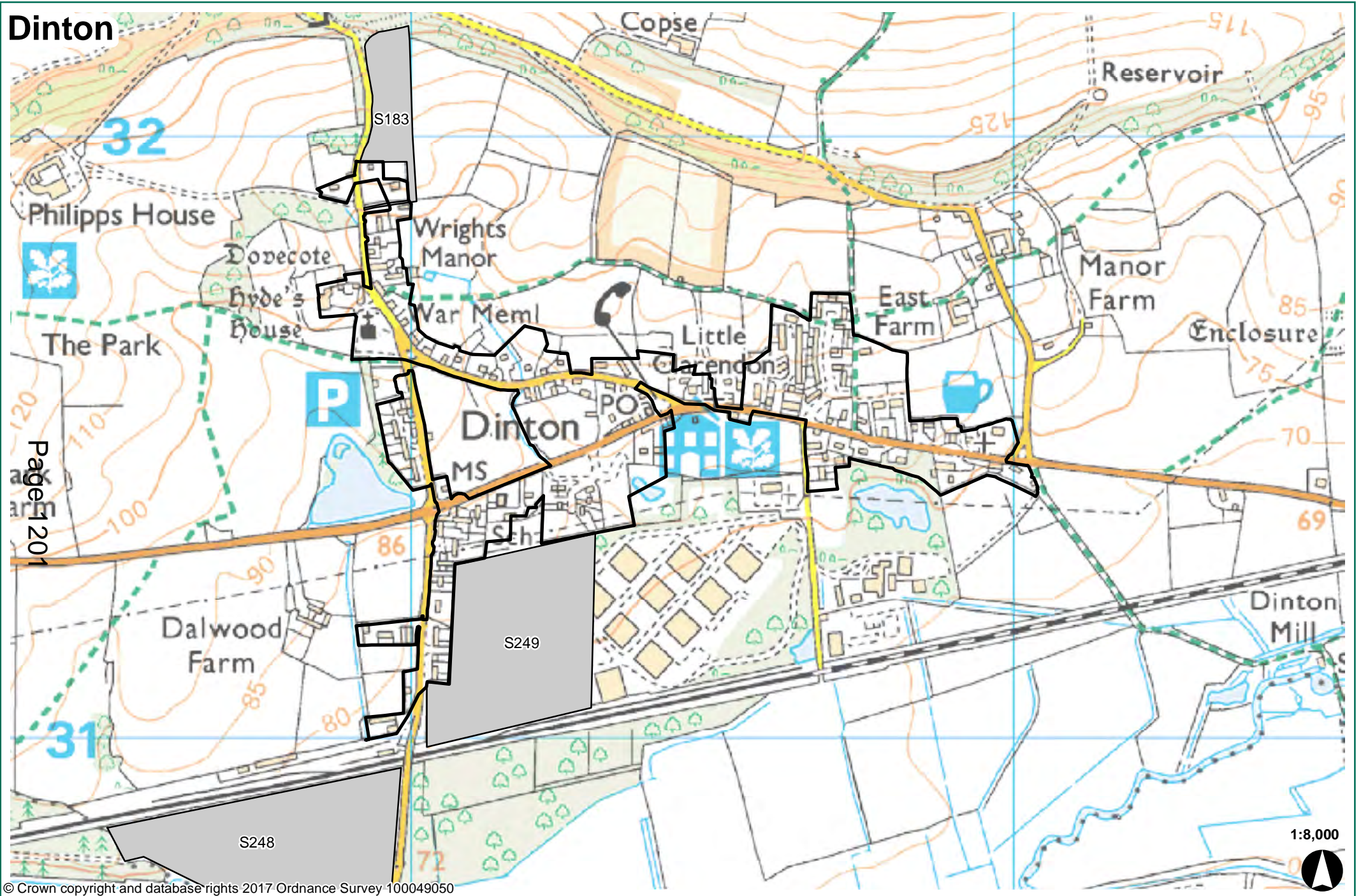


Page 1200

© Crown copyright and database rights 2017 Ordnance Survey 100049050

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4






Dinton



© Crown copyright and database rights 2017 Ordnance Survey 100049050

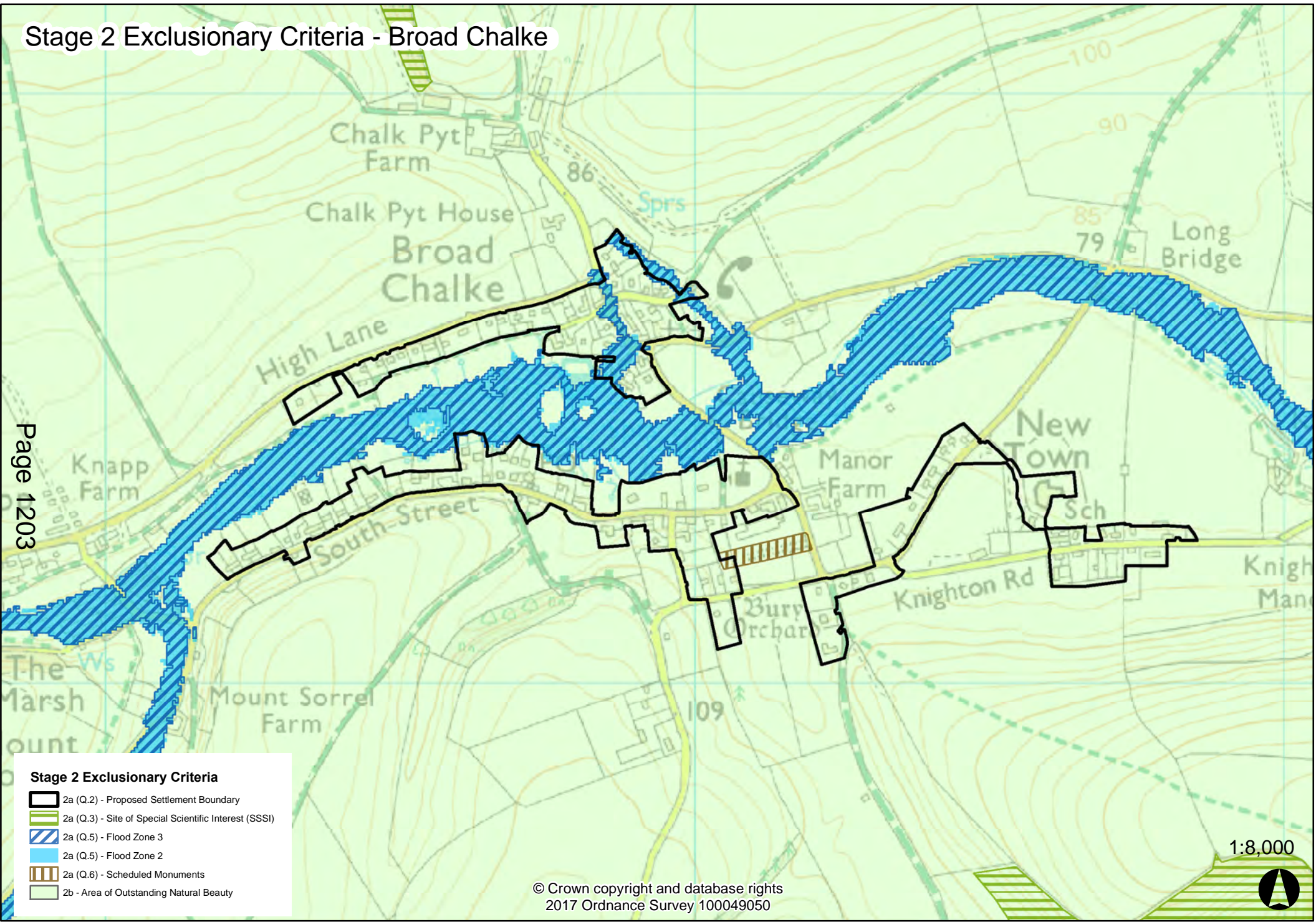
1:8,000



-  Proposed Settlement Boundary
-  Proposed housing allocations
-  SHLAA sites removed at Stage 2
-  SHLAA sites removed at Stage 3
-  SHLAA sites removed at Stage 4

Appendix C: Exclusionary criteria considered at Stage 2a of the site selection process

Stage 2 Exclusionary Criteria - Broad Chalke



Page 1203

Stage 2 Exclusionary Criteria

- 2a (Q.2) - Proposed Settlement Boundary
- 2a (Q.3) - Site of Special Scientific Interest (SSSI)
- 2a (Q.5) - Flood Zone 3
- 2a (Q.5) - Flood Zone 2
- 2a (Q.6) - Scheduled Monuments
- 2b - Area of Outstanding Natural Beauty

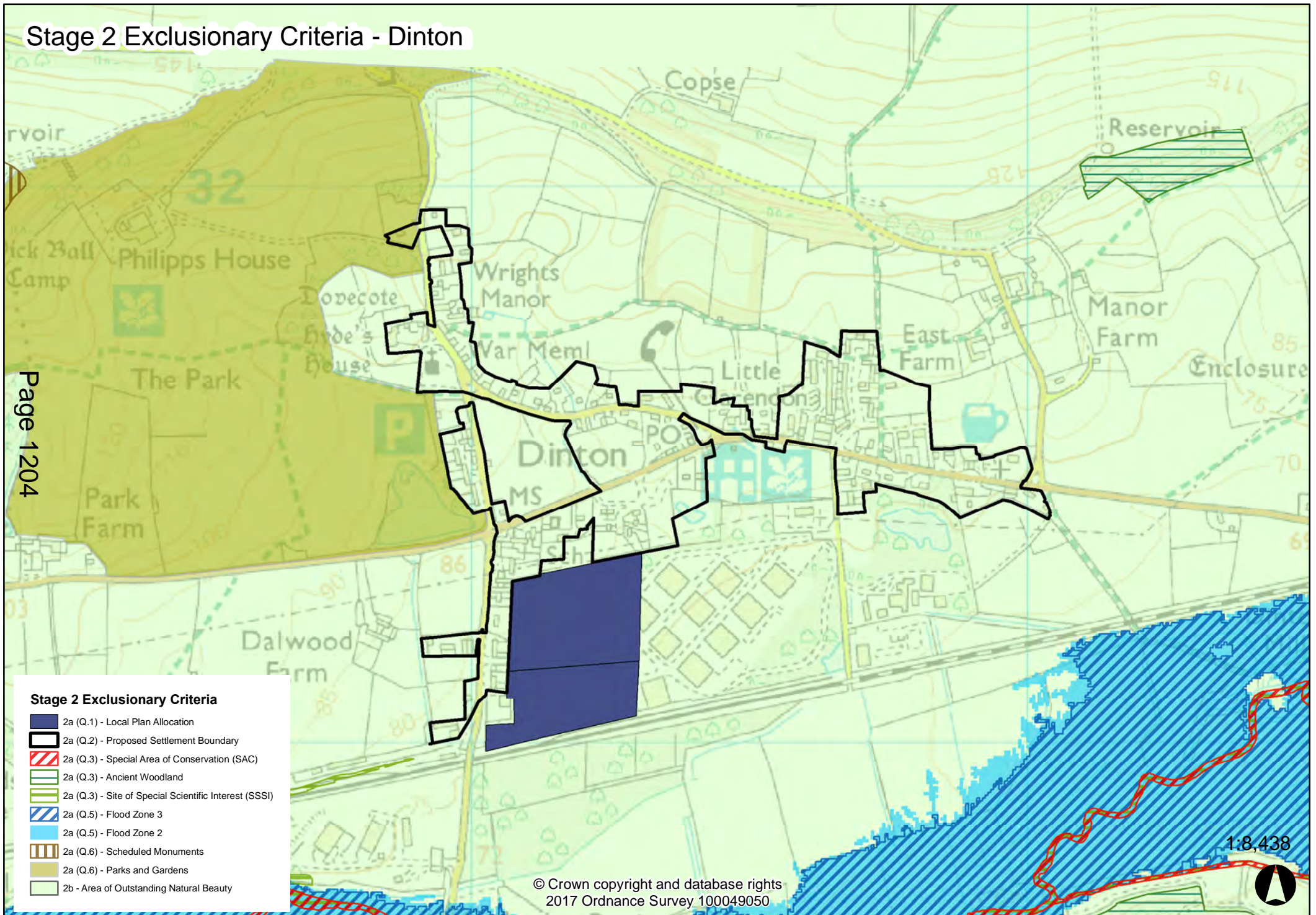
© Crown copyright and database rights
2017 Ordnance Survey 100049050

1:8,000



Stage 2 Exclusionary Criteria - Dinton

Page 1204



© Crown copyright and database rights
2017 Ordnance Survey 100049050

1:8,438



Appendix D: Assessment criteria and output from Stage 2a of the site selection process

Table D.1 Stage 2a colour grading

Red	Green
Absolute exclusionary criteria associated with this site. Exclude this site from further appraisal.	Site has the potential to be suitable for allocation for residential development. Continue with discretionary appraisal.

Table D.2 Stage 2a exclusionary questions

Exclusionary questions
1. Is the SHLAA site fully or partly a commitment? Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?
2. Is the site fully or partly within the settlement boundary ⁽¹⁸⁾ ?
3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)?
4. Is the site fully or partly within green belt?
5. Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)?

18 The approach to site selection and the relationship with the settlement boundary, both adopted and emerging, is described in Topic Paper 2: Site Selection Methodology

Table D.3 Stage 2a assessment for Wilton Community Area Remainder

Area of search: Wilton Community Area Remainder													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria ⁽¹⁹⁾						Remaining developable site capacity	Land available? Y/N ⁽²⁰⁾	Land developable? Y/N ⁽²¹⁾	Consideration	Recommendation (take forward/ remove)
			1	2	3	4	5	6					
Broad Chalke													
3212	Land at Newtown	45	N	N	N	N	N	N	45	Y	Y	Exclusionary criteria not met. Potential issues with proximity to junction.	Take forward
3213	Land at Bury Lane	16	N	N	N	N	N	P	13	Y	Y	Northern part of the site within Bury Orchard ditch scheduled monument, majority of site not within SAM so can be considered.	Take forward
3216	Land at Manor Farm	42	N	N	N	N	N	N	42	Y	N	Road not wide enough to accommodate access requirements.	Remove

21 Y = Yes, N = No, P = Partly (Red), Y = Yes (Red)

20 Following Landowner Survey: Y = Yes (Green), N = No (Red), U = Unknown (Red), M = In multiple ownership (Red) - unless any available land retains deliverability and viability i.e. access, >5 dwelling site capacity

19 N = No (Green), P = Partly (Red), Y = Yes (Red)

Area of search: Wilton Community Area Remainder														
3306	Land South of Knighton Road	12	N	P	N	N	N	N	N	12	Y	N	Road not wide enough in this sector to accommodate access requirements.	Remove
3338	Land at Newtown	57	N	N	N	P	N	N	54	Y	N	Road not wide enough to accommodate access requirements.	Remove	
3339	Land at Knighton Road	6	N	N	N	N	N	N	6	Y	Y	Exclusionary criteria not met.	Take forward	
3340	Land at High Lane	2							2			Site capacity of 2. Under 5 dwelling threshold, therefore remove from further consideration	Remove	
Dinton														
S183	Land adj Spire Gate	40	N	N	N	N	N	N	40	Y	Y	Adjacent to the proposed settlement boundary.	Take forward	
S248	Land at Dinton Business Park	156	Y									Site is partially committed. The site is detached from the main settlement by the rail line, so site is removed from consideration.	Remove	

Area of search: Wilton Community Area Remainder												
S249	Land at Westfields Industrial Estate	163	Y								Mixed use allocation in Salisbury District Local Plan. No access available which is separate from the employment site.	Remove

Table D.4 SHLAA sites considered at Stage 2a at Wilton Community Area Remainder

Settlement	SHLAA sites not taken forward due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Broad Chalke	3216, 3306, 3338, 3340	3212, 3213, 3339
Dinton	S248, S249	S183

Appendix E: Assessment criteria and output from Stage 2b of the site selection process

Table E.1

Assessment Criteria	Large Villages	
	Broad Chalke	Dinton
Have local housing needs for the Plan period already been met?	Number of dwellings in village (2006) ⁽¹⁾	274
	Housing completions (2006 – 2016) ⁽²⁾	36
	Developable commitments (2016 – 2026)	33
	Proportionate growth of village (2006 – 2026)	25.2%
	287	9
	3	4.2%

1 2011 census data (minus housing completions 2011-2016)

2 Note: Completions and commitments may not add up to the total for the Area of Search, as the total also includes housing development outside of the Large Villages e.g. at Small Villages and open countryside.

Assessment Criteria	Large Villages	
	Broad Chalke	Dinton
<p>Have local housing needs already been considered by a sufficiently advanced neighbourhood plan?</p>	<p>The neighbourhood area was designated on 5 November 2014.</p> <p>Informal consultation undertaken in September/ October 2016.</p> <p>Pre-submission consultation on a draft Plan (Regulation 14) expected Spring 2017</p> <p>Proposing to allocate a site for housing (SHLAA ref 3338 identified as the only potential option – part of the site – max capacity of site is 54 dwellings).</p>	<p>There is no neighbourhood plan under preparation that includes Dinton.</p>
<p>Are there any potential environmental constraints (e.g. strategic environmental/ landscape designations and heritage assets)?</p>	<p>The village is dissected by the River Ebble; flood Zones 2 and 3 extend to the north and south away from the river. There is a Conservation Area covering most of the village except New Town. The Bury Orchard is a scheduled monument.</p>	<p>There is a Conservation Area covering parts of the village north of the adopted village boundaries. Dinton falls within the Chilmark Quarries Bats SAC consultation zone.</p> <p>The settlement is entirely within the Cranborne Chase and West Wiltshire Downs AONB which is a</p>

Assessment Criteria	Large Villages	
	Broad Chalke	Dinton
	<p>The settlement is entirely within the Cranborne Chase and West Wiltshire Downs AONB which is a consideration though due to the need for meeting the housing requirement in this area of search and the lack of alternatives outside the AONB, this alone is not a reason for removing the settlement from consideration.</p>	<p>consideration though due to the need for meeting the housing requirement in this area of search and the lack of alternatives outside the AONB, this alone is not a reason for removing the settlement from consideration.</p>
<p>Are there any known strategic infrastructure constraints (e.g. education, transport and utilities)?</p>	<p>Primary school provision</p> <p>Broad Chalke Primary is already full and forecast to remain so. The school site should be capable of expansion. However a one class expansion (for 102 houses) would give the school a Published Admissions Number that would require them to mix year groups which they may not be prepared to do. This school is not managed by the Council. The school do admit a large number of pupils from outside of their catchment, those resident</p>	<p>Primary school provision</p> <p>Dinton Primary is already over capacity in 4 out of 7 year groups so is very unlikely to be able to accommodate any additional children as they move in. However the birth rate is declining so future intakes to the school are expected to be lower, meaning that any children who are resident before reaching school age are likely to be able to secure a place in reception. The problem will be with older children as the school is already full</p>

Assessment Criteria	Large Villages	
	Broad Chalke	Dinton
	<p>in the village would have priority for admission so getting a reception place (if they apply in the normal admissions round) would be fine however families with older children are unlikely to be able to get a place.</p> <p>Secondary school provision</p> <p>The proposed sites feed to secondary schools in Salisbury. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p> <p>Transport</p> <p>A regular bus service exists connecting the village with Salisbury.</p>	<p>in most year groups. Whilst the school site isn't large there may be some potential to extend this school but this would need to be checked with a feasibility study.</p> <p>Secondary school provision</p> <p>The proposed sites feed to secondary schools in Salisbury. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p> <p>Transport</p> <p>There is a regular bus service connecting Dinton with Salisbury.</p>

Assessment Criteria	Large Villages	
	Broad Chalke	Dinton
	<p>Utilities</p> <p>There is no public sewer system at the village.</p>	
<p>How did the parish council respond to previous consultations on the Wiltshire Housing Sites Allocations Plan?</p>	<p>Comments were received in respect to draft proposed changes to the settlement boundary in the centre of the village near the shop which were opposed. The sites proposed not to be included are earmarked for infill development by the parish council, and it was suggested to include them in the revised boundary.</p>	<p>No representations received.</p>
<p>Sites submitted to the Strategic Housing Land Availability Assessment</p>	<p>7 sites</p> <p>Shlaa sites: 3212, 3213, 3216, 3306, 3338, 3339, 3340</p>	<p>3 sites</p> <p>Shlaa sites: S183, S248, S249</p>
<p>How many SHLAA sites do not meet the Stage 2a strategic constraints and could be taken</p>	<p>3</p>	<p>1</p>

Assessment Criteria		Large Villages	
		Broad Chalke	Dinton
	forward for more detailed assessment (total remaining capacity ⁽³⁾)?	(64 dwellings) SHLAA sites 3212, 3213, 3339	(40 dwellings) SHLAA site S183
Summary and conclusions	Taking the above into account, is there any justification for removing the Large Village from further consideration in the site selection process?	SHLAA sites at Broad Chalke are not considered reasonable alternatives because there is no realistic prospect of adequate primary school capacity. The primary school is full and, whilst there is scope for expansion on the site, the school is not within the Council's control and, therefore, the scope for, and consequences of, new housing in the village are uncertain.	Dinton has already experienced a relatively high level of growth (25.2%) over the Plan period; either through development that has already taken place or that is planned.
	Conclusion:	REMOVE	REMOVE

3 See Appendix 4 to this paper for the full assessment of SHLAA sites at Stage 2a of the site selection process.

Assessment Criteria	Large Villages	Broad Chalke	
		Dinton	

Table E.2 SHLAA sites considered during the Stage 2b assessment of Large Villages in Wilton Community Area Remainder

Settlement(s)	SHLAA sites removed through consideration of Large Villages (Stage 2b)	SHLAA sites taken forward to the next stage
Broad Chalke	3212, 3213, 3339	None.
Dinton	S183	None.

Wilton Community Area Topic Paper - Cabinet version