

APPENDIX 2

Wiltshire Local Plan Review

Westbury – Pool of Potential Development Sites

Site Selection Report

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Purpose

The purpose of this paper is to explain how the Council has arrived at a pool of potential development sites from which development proposals needing greenfield land may be chosen.

Context - Wiltshire Local Plan Review

1. The Wiltshire Core Strategy is the central strategic part of the development plan for Wiltshire that sets the legal framework for planning decisions and is the basis that all neighbourhood plans must follow. It covers the period 2006-2026.
2. The Wiltshire Local Plan Review is being prepared to update the Wiltshire Core Strategy with a plan period of 2016- 2036.
3. An important part of keeping the development plan up to date is ensuring that development needs are met. This means accommodating new homes, business and other new uses supported by the necessary infrastructure; and finding land on which to build them.
4. As much as possible of the land needed will be previously developed land. Inevitably, in lots of cases, to meet the scale of need forecast, towns will also expand. A challenging part of planning for the future is therefore managing the loss of countryside by identifying the most appropriate land to develop on the edges of our settlements. This is the focus of this document.
5. This paper documents the stages reached in the site selection process for the settlement and concludes by showing a pool of reasonable alternative sites that could be appropriate for development around the built-up area of Westbury – a pool of potential development sites. The content of this paper explains how this set of potential development sites has been arrived at. The Council consider these sites to be the reasonable alternatives based on a range of evidence and objectives of the plan that will be further assessed, including through sustainability appraisal.
6. Development proposals can be formulated using sites chosen from this pool. How much land depends upon the scale of need for development forecast over the plan period.
7. At Westbury the requirement emerging is for an additional 1,820 new homes over the plan period 2016 – 2036. From this overall requirement can be deducted homes already built (2016-2019) and an estimate of homes already committed and in the pipeline in the form of either having planning permission awaiting completion, resolution to grant planning permission or on land allocated for development in the Wiltshire Core Strategy and Westbury Neighbourhood Plan. Taking account of this amount, approximately 710 additional homes and 1ha of employment land remain to be planned for over the plan period.
8. How this scale of growth was derived is explained in an accompanying report to this one called 'Emerging Strategy'.

Summary of the site selection process

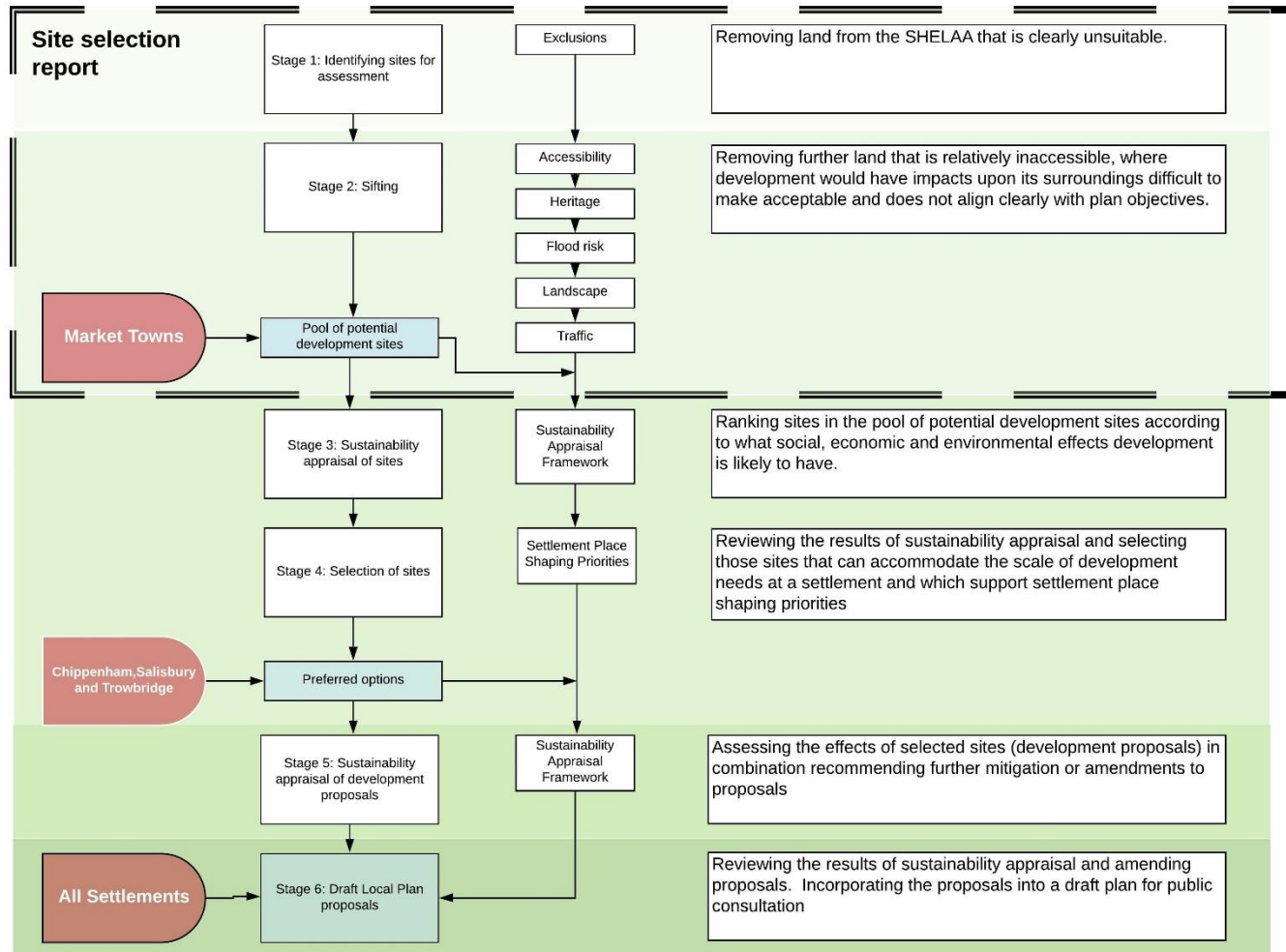


Figure 1 Site Selection Process

The starting point – ‘Strategic Housing and Employment Land Availability Assessment’

9. Figure one shows the entire site selection process. This document covers stages 1 and 2.
10. The Strategic Housing and Economic Land Availability Assessment¹ (SHELAA) provides the pool of land from which sites may be selected. The SHELAA is a register of land being promoted for development by landowners and prospective developers. Parcels of land are submitted for consideration for inclusion in Wiltshire Council’s plan, as well as Parish and Town Council neighbourhood plans².
11. Plan preparation and not the SHELAA determines what land is suitable for development as it selects the most appropriate sites.

Stage 1 - Identifying Sites for Assessment

12. This initial stage of the site selection process excludes those SHELAA sites from further consideration that constitute unsuitable land for development.

Stage 2 - Site Sifting

13. A second stage assesses further those sites that have passed through Stage 1 and results in a set of reasonable alternatives for further assessment through sustainability appraisal.
14. Using a proportionate amount of evidence³, more land is therefore removed from further consideration. It can be removed because it is relatively inaccessible and where development would have impacts upon its surroundings that would be difficult to make acceptable.
15. To determine what land to take forward for further consideration and which not, however, also involves considering how much land is likely to be needed and what areas around the settlement seem the most sensible. Such judgements take account of:
 - (i) emerging place-shaping priorities⁴ for a community (these outline what outcomes growth might achieve);
 - (ii) the intended scale of growth;
 - (iii) what future growth possibilities there are for the urban area;
 - (iv) what the past pattern of growth has been; and
 - (v) what significant environmental factors have a clear bearing on how to plan for growth.⁵

¹ Information about the Strategic Housing and Employment Land Availability Assessment can be found on the Council website <http://www.wiltshire.gov.uk/planning-policy-monitoring-evidence>

² Other land, not included in the SHELAA, may possibly be capable of development but because neither a developer nor landowner has promoted the site for development, the site cannot readily be said to be available within the plan period.

³ To meet national requirements, plans must be sound, justified by having an appropriate strategy, taking into account the reasonable alternatives, and based on *proportionate evidence*³.

⁴ The role and function of place shaping priorities is explained in the settlement statement

⁵ Regulations on the selection of sites allow those preparing plans to determine reasonable alternatives guided by the ‘plans objectives’ so long as this is explained. This stage does so explicitly.

16. It may be appropriate for some SHELAA land parcels to be combined to create more sensible or logical development proposals. Parcels of land may therefore be assembled together into one site for further assessment. This stage allows these cases to be recorded⁶.

Next Steps in the site selection process

17. The result of this part of the site selection process is a set of reasonable alternative sites. Where greenfield land must be built on to meet the scale of need, land for development proposals will be chosen from this pool. Views on each site are invited alongside a settlement's suggested scale of growth over the plan period (2016-2036) and the plan's priorities for the community. The results of consultation will inform the formulation of development proposals.
18. Each of the sites in the pool of reasonable alternatives will be examined in more detail. They will be subject to sustainability appraisal, stage 3. This assesses the likely significant effects of potentially developing each site under a set of twelve objectives covering social, economic and environmental aspects. It helps to identify those sites that have the most sustainability benefits over those with less. It also helps to identify what may be necessary to mitigate adverse effects and what measures could increase benefits of development.
19. The most sustainable sites are those most likely to be suited to development. Sustainability appraisal may recommend sites, but it is also important to select sites that support the plan objectives and strategic priorities for a settlement. Carrying out this selection of sites is stage 4.
20. Stage three sustainability appraisal looked at how each potential development site performed individually. Stage 5 carries out sustainability appraisal looking at development proposals together and what effects they may have in combination. This will lead to amended proposals and more detailed mitigation or specific measures to maximise benefits from development.
21. Development proposals are also subject to more detailed assessments; by viability assessment to ensure that they can be delivered and by appropriate assessment under the Habitats Regulations to ensure no adverse effects on Natura 2000 sites. The results of these steps will amend development proposals.
22. Stage 6 therefore draws in the work of viability assessment, habitats regulation assessment and sustainability appraisal to produce proposals that can be published in a draft version of the reviewed Local Plan.
23. The draft Local Plan Review which will be published for consultation prior to an independent inspector considering all the representations, who will hold an examination in public into the soundness of the plan.
24. An inspector may find the plan unsound or may recommend a set of modifications to the plan before it can be formally adopted and update the Wiltshire Core Strategy.
25. As stated previously, this document only covers stages 1 and 2 in detail. These stages are described further in the following sections.

⁶ Land promoted for development is defined by land ownership boundaries and over what land a prospective developer has an interest. It does not necessarily represent what land is needed for a logical or sensible development proposal. A logical proposal may be smaller or larger or combine different owners' interests.

Stage 1 Identifying Sites for Assessments

26. This stage starts with all SHELAA land parcels on greenfield land at the edge of Westbury and ensures they are appropriate for site selection. Land parcels that are not or could not be extensions to the existing built-up area are not included. Figure 2 shows sites that have been excluded. The sites have been excluded because of the small size. SHELAA site 234, Leighton House, has been removed from further consideration at Stage 1 because it is now understood to be currently unavailable for development during the plan period.

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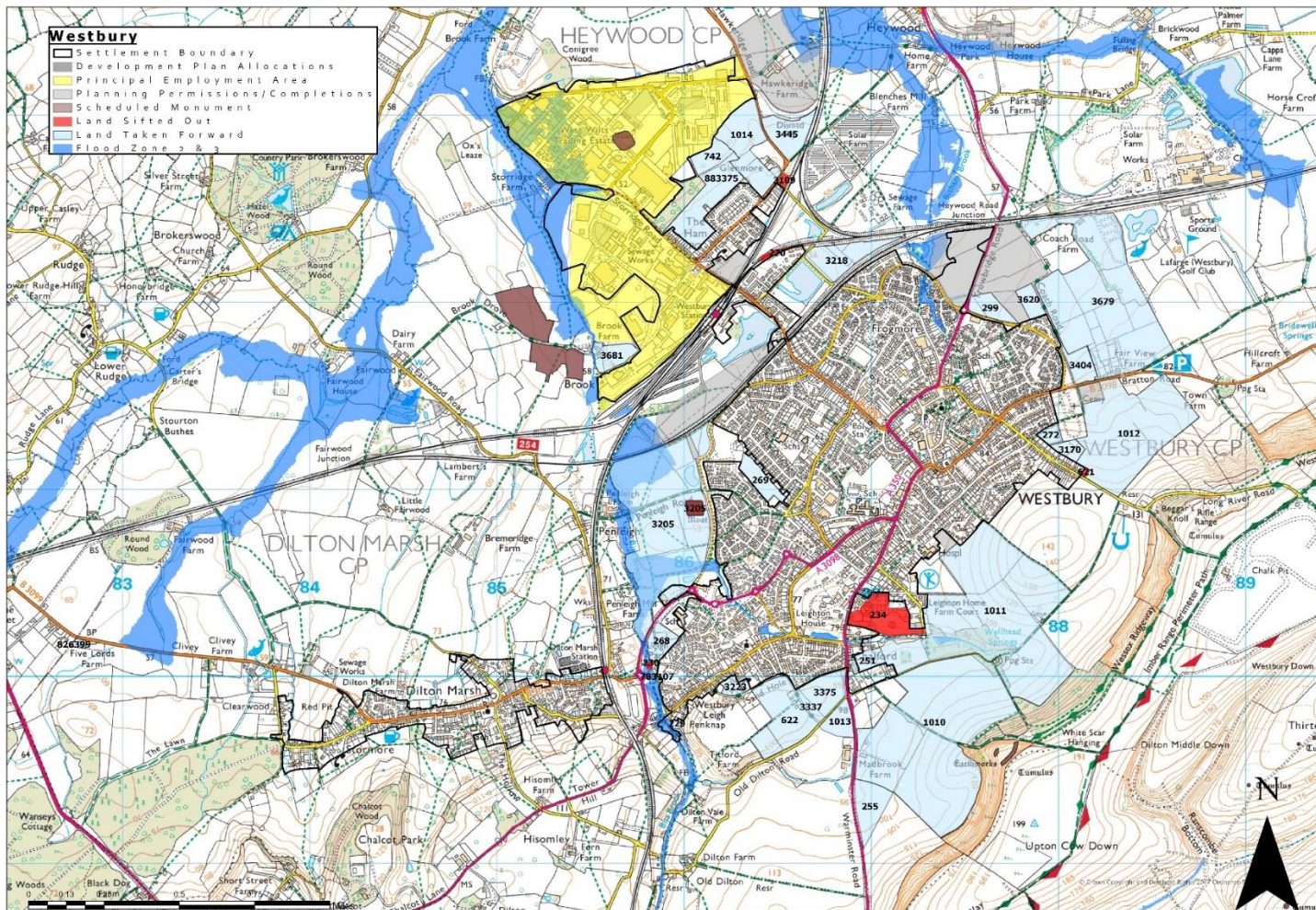


Figure 2 Map showing stage 1 SHELAA land excluded

Stage 2 Site Sifting

Methodology

27. This stage of the site selection process sifts out sites to provide a reasonable set of alternatives for further assessment. There are two parts to this stage of the process (A) accessibility and wider impacts and (B) strategic context.

Accessibility and wider impacts

28. Firstly, the individual merits of each site are assessed to understand their strengths and weaknesses in terms of how accessible a site location may be and what wider impacts could result from their development. Sites more likely to have unacceptable impacts or which are relatively inaccessible are less reasonable options.

Accessibility

29. Sites that are relatively inaccessible are much less likely to be reasonable alternatives and may be rejected from further consideration.
30. Accessibility is represented as a heat map of travel times on foot, cycling and public transport to important destinations for residents - the town centre, principal employment areas (including employment allocations), secondary schools and hospital and health centres (including GP surgeries).
31. Sites are categorised overall as low accessibility (red), medium accessibility (amber) or high accessibility (green).

Wider impacts

32. **Landscape:** A site that creates a harmful landscape or visual impact that is unlikely to be successfully mitigated may be rejected.
33. **Heritage:** Assets outside the sites under consideration may be harmed by development. This stage identifies where those assets are, their nature and importance, and assesses the potential for harm that may result from the development of some sites.
34. **Flood Risk:** All land on which built development may take place, by this stage of the selection process, will be within zone 1, the areas of the country with minimal flood risk. Flood risks from all sources are a planning consideration, this step will identify sites where development may increase risks outside the site itself.
35. **Traffic:** Developing some sites may generate traffic that causes an unacceptable degree of harm, in terms of worsening congestion. Others may be much better related to the primary road network (PRN). This can lead to other harmful impacts such as poor air quality or impacts upon the local economy.
36. The results of each of these 'wider impacts' assessments are gathered together and categorised as high (red), medium (amber) and low (green) level of effects for each site under each heading.

B. Strategic Context

37. Having gained a picture of the relative strengths and weaknesses of each site, the next step is to draw this information together and decide which ones would be part of a pool of reasonable alternatives and which ones not.
38. Unlike the first part of this stage, this requires judgement about what pool of possible land for development constitutes a set of reasonable alternatives for consideration at a settlement. This must not pre-judge more detailed testing of options but rule out others that are clearly less likely to be characterised as being reasonable options and therefore unnecessary to assess in greater detail at later stages.
39. The distribution and number necessary to provide a reasonable pool of alternative sites can be influenced by each settlement's role in the spatial strategy and the scale of growth to be planned for, by the pattern of growth that has taken place at a town as well as significant environmental factors. This is called the site's strategic context.
40. Whilst the first set of evidence provides information about each individual site, evidence in the form of a settlement's 'strategic context' provides the basis for further reasoning by which some land parcels are selected for further consideration and others rejected. They can indicate future growth possibilities, directions to expand, for an urban area.
41. This strategic context evidence describes the settlement's:
 - Long-term patterns of development
 - Significant environmental factors
 - Scale of growth and place shaping priorities
 - Future growth possibilities for the urban area
42. Referring to these aspects, there can be several influences upon whether a site is taken forward for further consideration. Common examples would be:
 - The scale of the pool of sites that will be needed. The less additional land is needed the smaller a pool of sites may need to be and so perhaps only the very best candidates need to be considered further.
 - What SHELAA sites may be consolidated into one (and sometimes which ones not). A historic pattern of growth, or the need for a new direction of growth may recommend a SHELAA site is combined with another to properly test such an option.
 - A desirable pool of sites might favour a distribution or set of locations because it might help deliver infrastructure identified as a place shaping priority for the settlement.
 - Continuing historic patterns or, in response to a significant environmental factor, looking for new directions for growth may recommend a site that helps to deliver such a course.

43. Sometimes these influences will not bear on site selection. In other instances, they may be important.
44. A description of the settlement strategic context for Westbury is shown in the table below:

Westbury Strategic Context

Context criteria	Detail
Long-term pattern of development	<p>Westbury has grown to the west and north from an historic core following the A350 main trunk road through the town and towards the railway station, respectively. The town is constrained to the east and south by the north western edge of the Salisbury Plain, most notable for the famous Westbury White Horse to the east. The escarpment of the Upton Cow Down Site of Specific Scientific Interest (SSSI) overlooks the town from the south.</p> <p>The railway line comprises a physical limit to development of the main residential area of the town to the west and north. However, the siting of the railway station has led to development away from the centre and there is now a substantial employment area north of the railway station in the neighbouring parish of Heywood.</p> <p>More recently, land allocated by the local plan south of the railway station and the development of Leigh Park, to the west of the town, are examples of Westbury's potential to continue growing to the north and west.</p>
Significant environmental factors	<p>Westbury suffers from traffic and air quality issues, largely due to congestion from the A350 that runs through the town centre and is also designated as an Air Quality Management Area.</p> <p>Westbury lies under the north-western scarp of Salisbury Plain, to the south, marked by the famous Westbury White Horse, and is within the Special Protection Area (SPA) buffer zone.</p> <p>The entire town lies within the Greater Horseshoe 4000m buffer zone for the Bath and Bradford on Avon Bats Special Area of Conservation (SAC).</p> <p>There are areas of flood risk to the west of the town, associated with the Biss Brook.</p> <p>To the south of the town lies the Upton Cow Down Escarpment, which is a Site of Specific Scientific Interest (SSSI).</p> <p>The historic environment is notable for the Grade II Listed Leighton House, the former MOD site, within the southern part of the main built-up area of the town, as well as the Grade II Heywood House, to the north of the town. Also, Grade II Listed Buildings to the west of the town, such as Penleigh Mill and the Scheduled Monument Bratton Camp, to the east.</p>
Scale of growth and strategic priorities	<p>The scale of growth is relatively large.</p> <p>Strategic priorities include delivering the necessary infrastructure to support this and past growth; sustainable transport links between the railway stations, employment areas, town centre and neighbouring parishes; regenerating the town centre; improving traffic congestion and air quality; linked open space and green infrastructure network; and supporting existing and delivering new employment centres.</p>

Future growth possibilities for the urban area	Due to the relatively unconstrained nature of land around the town, there are several potential locations for future growth at Westbury. However, development to the north of the railway station will need to be mindful of coalescence with employment areas. Views to and from environmental and historical designations will likewise need to be considered when assessing growth possibilities to the south and east of the town.
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Combining sites

45. Assessment may also suggest combining sites together. To be combined land must:
- be a smaller parcel within a larger one, the smaller site will be absorbed and subsequently removed; or
 - abutting each other and not have any strong physical barrier between them, such as a railway, river or road.

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Site Assessment Results

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
229	Adjacent to 147A						<p>This site has moderate accessibility. Groundwater risk covers half of the site, to the north east of the plot. The Grade II Listed 145 Westbury Leigh is a high-status dwelling dating from the sixteenth century. The contribution of the surrounding land to its setting requires assessment. This is an area of strong historic character; the historic settlement pattern needs to be respected. The site is generally well enclosed by existing trees and development. Sitting on the current settlement boundary, development would not adversely affect any views to the countryside beyond. The site is located close to a congested corridor and an AQMA.</p> <p>The site itself is relatively small-scale, which limits scope for mitigation, and is unlikely to make a realistic option, on its own, for a strategic allocation. The site should, therefore, be excluded from further consideration.</p>	x
251	Chalford Gardens						<p>This site has good accessibility. Groundwater risk covers the whole site, with the north having the highest risk. The Grade II Listed Leighton House, including park, is a significant country house with a designed landscape, which extended into surrounding 'borrowed' landscape. The site is partially screened by existing development but the impact on the setting of Leighton House park may be a constraint to numbers. The site is generally well-screened from countryside views to the east with significant mature trees along the edges and within the site that would need to form part of the masterplanning</p>	✓

							<p>process. The site is located particularly close to a congested corridor and AQMA. However, this is an accessible site to Westbury town centre and there is likely to be limited impact on the highway network given the scale of the site. SHELAA site 1011 is adjacent to the site (to the west) and, therefore, it would be logical to consider the two sites in combination for any future assessments.</p> <p>The site should be taken forward for further assessment as there does not appear to be any overriding significant impacts that justify excluding the site at this stage.</p>	
255	Land off Warminster Road						<p>This site has moderate accessibility. Groundwater risk covers the whole site. This site sits at the base of Upton Cow Down escarpment and development here would adversely affect views both to and from this important landscape feature. The site also sits well away from the current settlement boundary for Westbury and development would create an isolated encroachment into the countryside. The site is located close to a congested corridor and an AQMA.</p> <p>SHELAA site 1010 is adjacent to this site but has also been excluded at this stage, which leave site 255 more exposed within the landscape setting.</p> <p>This site should be excluded from further consideration on landscape grounds.</p>	✘
268	Land at Leigh Park (southern parcel)						<p>This site has good accessibility. The site is exposed to views from Mane Way (A3098) but there is the opportunity to mitigate this through planting along the boundary. The Biss Brook Green Infrastructure Corridor runs along the west of the development. The site is located close to a congested corridor and an AQMA.</p> <p>The site should be taken forward for further assessment as there does not appear to be any overriding significant impacts that justify excluding the site at this stage.</p>	✓
269	Land at Redland Lane						<p>This site has good accessibility. Surface water risk on this site is confined to the north of the site; the closer to the skatepark, the higher the risk. It is noted that there is an ordinary watercourse in this area, which may lead to a higher risk. The site is well-screened by</p>	✓

						<p>surrounding development to protect it from views. Careful masterplanning will be required due to the amount of current overlooking. The site is located close to a congested corridor and an AQMA. The site is, however, currently used as playing fields, and therefore its value as a recreational asset will need to be taken into consideration in further assessments.</p> <p>The site should be taken forward for further assessment as there does not appear to be any overriding significant impacts that justify excluding the site at this stage.</p>	
272	Land at Fairdown Avenue					<p>This site has good accessibility. The northern part of the site is the main area affected by Groundwater flood risk. The site is just behind the residential area of Fairdown Avenue and, whilst on a rising site with views across the wider Avon Valley, its location within an existing residential zone, small size and good boundary hedges would help it fit into its context. The site is located close to a congested corridor and an AQMA.</p> <p>The site should be taken forward for further assessment as there does not appear to be any overriding significant impacts that justify excluding the site at this stage.</p>	✓
299	Land at Gas House Farm					<p>This site has good accessibility. The surface water risk is located on the eastern part of this site; covering around 15% of the total site area. The site is generally well-enclosed by existing trees and development. It sits on the current settlement boundary and would not adversely affect any views to the countryside beyond. The site is located close to a congested corridor and an AQMA.</p> <p>The site should be taken forward for further assessment as there does not appear to be any overriding significant impacts that justify excluding the site at this stage.</p>	✓
622	Land south of Sand Hole Lane (Leigh Field)					<p>This site has good accessibility. Groundwater risk covers the whole site. The site, whilst sitting further away from Upton Cow Down escarpment, would potentially impact on views both to and from this important landscape feature. However, due to its location adjacent to the settlement boundary and with careful mitigation along its southern edge, reinforcing existing hedgerows, the visual impact is likely to be</p>	✓

						<p>lessened. The site is located close to a congested corridor and an AQMA. This site could be considered in combination with SHELAA site 3375.</p> <p>The site itself extends into open countryside beyond the urban/ rural fringe of the town, which may affect the suitability of this site for development. However, the site should be taken forward for further assessment as there does not appear to be any overriding significant impacts that justify excluding the site at this stage.</p>	
742	Land South East of West Wilts Trading Estate					<p>This site has moderate accessibility. There are only small pockets of low risk surface water flooding. The site is generally well screened from far views, and near views could be mitigated by better management of boundary hedges and subsequent reinforcement through additional planting. The site is located close to a congested corridor and an AQMA. Individually, this site may be suitable for an employment use due to its juxtaposition to the West Wilts Trading Estate and could be considered in combination with SHELAA site 1014.</p> <p>The site should be taken forward for further assessment as there does not appear to be any overriding significant impacts that justify excluding the site at this stage.</p>	✓
1010	Wellhead Farm					<p>This site has poor accessibility. Groundwater risk affects the western part of the site (near Wellhead Farm), though the risk decreases as you progress eastward. The surface water risk is minimal and focused around Wellhead Farm; covering less than 5% of the total site area. Grade II Listed building Leighton House is a significant country house with a designed landscape, which extended into surrounding 'borrowed' landscape. Changes within the wider landscape may therefore impact upon its setting. The site sits at the base of Upton Cow Down and wooded green infrastructure escarpment and development would adversely affect viewed both to and from this important landscape feature. The site is located close to a congested corridor and an AQMA.</p>	✗

							This site should be excluded from further consideration on landscape and heritage grounds.	
1011	Land rear of Leighton Recreation Centre						<p>This site has moderate accessibility. Groundwater risk affects the western part of the site (near Wellhead Springs), though the risk decreases as you progress eastward. The surface water risk is minimal and focused on the existing water bodies within/ close to the site. Grade II Listed building Leighton House is a significant country house with a designed landscape, which extended into surrounding 'borrowed' landscape. Changes within the wider landscape may therefore impact upon its setting. The areas wrapping around the south and east of Leighton House park may impact on the designed setting and this will be a constraint. The site sits at the base of Upton Cow Down and wooded green infrastructure escarpment and development would adversely affect views both to and from this important landscape feature. The site is located close to a congested corridor and an AQMA.</p> <p>The landscape impact of developing the entire site would be unacceptable. However, a small part of the site, to the west, may be suitable with appropriate mitigation if considered in combination with SHELAA site 251. Therefore, the site should be taken forward for further assessment as there does not appear to be any overriding significant impacts that justify excluding the site at this stage.</p>	✓
1012	Land North of Newtown						<p>This site has moderate accessibility. Groundwater risk covers the northern part of the site. Potential impact on Grade II and Grade II* Listed mausoleums within the cemetery. Mausoleums have a contained setting, but development would need to respect the tranquillity of the cemetery and mitigation may be required to achieve this. Contribution of wider landscape and impact of increasing development on setting of Schedule Monument Bratton Camp requires assessment. Impact on setting of Grade II* Listed Building Heywood House requires assessment. Heywood House is a significant country house in a designed landscape, which enjoyed deliberately framed views towards the Westbury White Horse. The site sits at the base of the Westbury Hill and escarpment and would adversely affect views</p>	✗

						<p>both to and from this important landscape feature. The site is located close to a congested corridor and an AQMA.</p> <p>This site should be excluded from further consideration on landscape and heritage grounds.</p>	
1013	Madbrook Farm					<p>This site has good accessibility. Groundwater risk covers the whole site. The site, whilst sitting further away from Upton Cow Down escarpment, would still adversely affect views both to and from this important landscape feature. The site is located close to a congested corridor and an AQMA.</p> <p>This site should be excluded from further consideration on landscape grounds.</p>	✘
1014	Glenmore Farm					<p>This site has moderate accessibility. Groundwater risk in the southern part of the site; covering less than 20% of the site. Surface water risk is minimal and situated close to the middle of the site; covering less than 5% of the total site. The site is generally well screened from far views, and near views could be mitigated by better management of boundary hedges and subsequent reinforcement through additional planning. The site is located close to a congested corridor and an AQMA.</p> <p>The site may, potentially, erode the separation of the residential area to the south and employment land to the north. However, the site should be taken forward for further assessment as there does not appear to be any overriding significant impacts that justify excluding the site at this stage.</p>	✓
3170	Land to the East of Newtown, Westbury					<p>This site has moderate accessibility. The site is just behind the residential area of Newtown and the cemetery and, whilst, on a rising site with views across the wider Avon Valley, its location within an existing residential zone, small size and good boundary hedges would help it fit into its context. The site is located close to a congested corridor and an AQMA.</p>	✓

							The site should be taken forward for further assessment as there does not appear to be any overriding significant impacts that justify excluding the site at this stage.	
3205	Land to the west of Mane Way						<p>This site has good accessibility. Land to the west of the site, which wraps itself around most sides of the site, is situated in flood zones 2 and 3a. The surface water risk on this site is generally focused on existing water bodies in the area; covering less than 5% of the site. Impact on Scheduled Monument Penleigh Moated Site, Grade II Listed Building Penleigh House, Grade II Listed Building Penleigh Farmhouse, and Grade II Listed Building Penleigh Mill. Moated sites were often status symbols with deliberate primacy in the landscape. This would be lost with surrounding development, as would the relationship with surrounding historic assets and field systems. Mitigation would be very difficult. Farmsteads also have a fundamental relationship with their surrounding hinterland (here constrained already by the railway) and mitigation is likely to be very difficult. The settings of Penleigh House and Mill require further assessment. The site is exposed to views from Mane Way (A3098) but there is the opportunity to mitigate this through planting along the boundary. The Biss Brook Green Infrastructure Corridor runs along the west of the development. The site is located close to a congested corridor and an AQMA.</p> <p>The site should be taken forward for further assessment as there does not appear to be any overriding significant impacts that justify excluding the site at this stage.</p>	✓
3218	Land at Slag Lane						<p>This site has good accessibility. Surface water risk stretches from the north eastern corner towards the centre of the site, covering around 20% of the whole site. The site is nestled in between railway embankments, giving good screening to near views, though there are far views to the Westbury Hill escarpment. The adjacent old gravel workings and railway lines are important green infrastructure corridors. The site is located close to a congested corridor and an AQMA.</p> <p>The site should be taken forward for further assessment as there does not appear to be any overriding significant impacts that justify excluding the site at this stage.</p>	✓

3223	Land to the rear of 71 Westbury Leigh						<p>This site has good accessibility. Impact on Grade II Listed Malthouse building. The contribution to the setting of the Malthouse building requires assessment but harm is unlikely to be increased over and above harm caused by existing development. The site is generally well-enclosed by existing trees and development. Sitting on the current settlement boundary, it would not adversely affect any views to the countryside beyond. The site is located close to a congested corridor and an AQMA.</p> <p>The site should be taken forward for further assessment as there does not appear to be any overriding significant impacts that justify excluding the site at this stage.</p>	✓
3337	Land adjoining Old Dilton Road and Tickle Belly Lane						<p>This site has good accessibility. While sitting further away from the Upton Cow Down escarpment, development of this site would potentially impact on views both to and from this important landscape feature. However, due to its location adjacent to the settlement boundary and with careful mitigation along its southern edge, reinforcing the existing hedgerows, the visual impact is likely to be lessened. The site is located close to a congested corridor and an AQMA.</p> <p>The site should be taken forward for further assessment as there does not appear to be any overriding significant impacts that justify excluding the site at this stage.</p>	✓
3375	Turnpike Field, Old Dilton Lane						<p>This site has good accessibility. While sitting further away from the Upton Cow Down escarpment, development of this site would potentially impact on views both to and from this important landscape feature. However, due to its location adjacent to the settlement boundary and with careful mitigation along its southern edge, reinforcing the existing hedgerows, the visual impact is likely to be lessened. The site is located close to a congested corridor and an AQMA.</p> <p>The site should be taken forward for further assessment as there does not appear to be any overriding significant impacts that justify excluding the site at this stage.</p>	✓

3401	Land behind and adjacent to BA13 4LB						<p>This site has moderate accessibility. There are very small pockets of very low risk surface water flooding noted within the site along the north eastern border. The site, if developed, risks coalescence between Hawkeridge hamlet and the West Wilts Trading Estate. The site is located close to a congested corridor and an AQMA.</p> <p>This site should be excluded from further consideration on landscape grounds.</p>	✘
3404	Land at Bratton Road (Highfield)						<p>This site has good accessibility. Groundwater risk is highest on a strip across the middle of the site. The south part of the site has groundwater risk too, but this is less, and the north of the site has no groundwater risk at all. The contribution of the wider landscape and the impact of development on and within the setting of the Scheduled monument Bratton Camp requires assessment. Impact on the setting of the Grade II Listed Heywood House. This is a significant country house in a designed landscape, which enjoyed deliberately framed views towards the White Horse. Assessment of the impact of development on its setting is required. While the site is set back from the Westbury Hill escarpment, its development would still be prominent from views from the top of the escarpment. The site is located close to a congested corridor and an AQMA.</p> <p>This site should be excluded from further consideration on landscape grounds.</p>	✘
3445	Land North of Shallow Waggon Lane						<p>This site has moderate accessibility. Groundwater risk is limited to the south of the site, covering less than 15% of the total site area. There is a very small section of low-risk surface water flooding in the north east corner of the site. The impact of the Grade II Listed building Hawkeridge Farmhouse must be considered. However, existing permissions already compromise the setting of the farmhouse. The site is generally well-screened but is set apart from existing settlement boundaries. If the site is developed on its own, it may seem isolated and urban encroachment. However, if developed as part of other sites, such as SHELAA site 1014, it could form part of a structured and</p>	✓

							<p>phased approach. The site is located close to a congested corridor and an AQMA.</p> <p>The site should be taken forward for further assessment as there does not appear to be any overriding significant impacts that justify excluding the site at this stage.</p>	
3620	Land to W of Coach Road						<p>This site has moderate accessibility. There are small pockets of low-risk surface water flooding. The site is generally well-enclosed by existing trees and development. Sitting on the current settlement boundary, it would not adversely affect any views to the countryside beyond. The site is located close to a congested corridor and an AQMA.</p> <p>The site should be taken forward for further assessment as there does not appear to be any overriding significant impacts that justify excluding the site at this stage.</p>	✓
883375	Land Off, Storridge Road, Westbury, Wiltshire						<p>This site has good accessibility. Groundwater risk affects the south east corner of the site, covering around 10% of the site. Surface water risk is focused on the centre of the site, near the sewage pumping station, covering less than 5% of the total plot. There is the potential for archaeology remains. The site is generally well-screened from far views, and near views could be mitigated by better management of boundary hedges and subsequent reinforcement through additional planting. A woodland belt green infrastructure corridor goes along the western side. There is the issue of coalescence between employment and residential uses to be considered. The site is located close to a congested corridor and an AQMA.</p> <p>The site should be taken forward for further assessment as there does not appear to be any overriding significant impacts that justify excluding the site at this stage.</p>	✓
3679	Land at Bratton Road, Westbury						<p>This site has moderate accessibility. There is minimal surface water risk; covering less than 5% of the site and located near areas of existing water features. Groundwater risk covers less than 10% of the total site area and is most prevalent on the south part of the site. This</p>	✗

						<p>is a very large site in a prominent position within the landscape. The impact on the setting of the Scheduled monument Bratton Camp and the Westbury White Horse requires assessment. Advisable that Heritage England be consulted. Impact on the setting of Grade II* Listed Building Heywood House, which has designed views towards the White Horse. The impact of development on these views requires assessment and may cause unacceptable harm. Development in this location would impact the setting of the Westbury White Horse and the Fair View Farm viewpoint. There would be prominent and direct views from the Westbury Hill escarpment. Development in this location would be urban encroachment into the countryside. The south part of the site is classified as Grade 3 agricultural land. The site is within the 6400m buffer zone for the Salisbury Plain Special Protection Area (SPA) and the 400m Greater Horseshoe Bats buffer zone for the Bath and Bradford on Avon Special Area of Conservation (SAC). The site is located close to a congested corridor and an AQMA.</p> <p>This site should be excluded from further consideration on landscape and heritage grounds.</p>	
3681	Brook Farm					<p>This site has moderate accessibility. Flood zone risk is isolated to the western part of the site, running along with the watercourse. Surface water risk is patchy across the site but does not account for more than 10% of the total site area. Most of the site is within an area of high groundwater risk. Impact on Grade II Listed Brook Farm. Impact on Scheduled Medieval Settlement and field systems to the west of Brook Farm. Impact on non-designated Brook Mill and layout of watercourses. Farmsteads have a fundamental relationship with their surrounding hinterland. The site will lead to the loss of both farmstead and the immediate setting of the farmhouse. Also, there is loss of separation from the White Horse Industrial Park. The impact of the setting of the scheduled settlement requires assessment. Mitigation would be almost impossible on such a small site. The Biss Brook Green Infrastructure Corridor runs along the west of the development</p>	x

						<p>which is in flood risk zones 2 and 3. There are opportunities to enhance the green infrastructure corridor and provide integrated flood risk management to the west of the site. It may also be possible to mitigate the development through reinforced hedgerow planting around the boundaries of the site. The site is within the 6400m buffer zone for the Salisbury Plain Special Protection Area (SPA) and the 400m Greater Horseshoe Bats buffer zone for the Bath and Bradford on Avon Special Area of Conservation (SAC). The site is located close to a congested corridor and an AQMA.</p> <p>Due to the limited scope to mitigate heritage impact because of the small size of the site, part of which is in flood risk zones 2 and 3, this site should be excluded from further consideration.</p>	
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46. The following table shows the results of Stage 2. It sets out judgements against each of the SHELAA sites, considering both the accessibility and wider impact considerations and strategic context described above. It identifies where it may be appropriate to combine sites and which sites should and should not be taken forward.
47. The map that follows illustrates the results of this stage of the process showing those sites that have been removed and those that should go forward for further assessment through sustainability appraisal.

The following sites have been combined:

Ref	Reason
742 and 1014 and 883375	These sites abut each other and have no strong physical barriers.
272 and 3170	These sites abut each other and have no strong physical barriers.
622 and 3337 and 3375	These sites abut each other and have no strong physical barriers.
251 and 1011	Development of the whole of 1011 would be unacceptable on landscape grounds but there may be an opportunity to develop a small part of the site, to the west, with 251

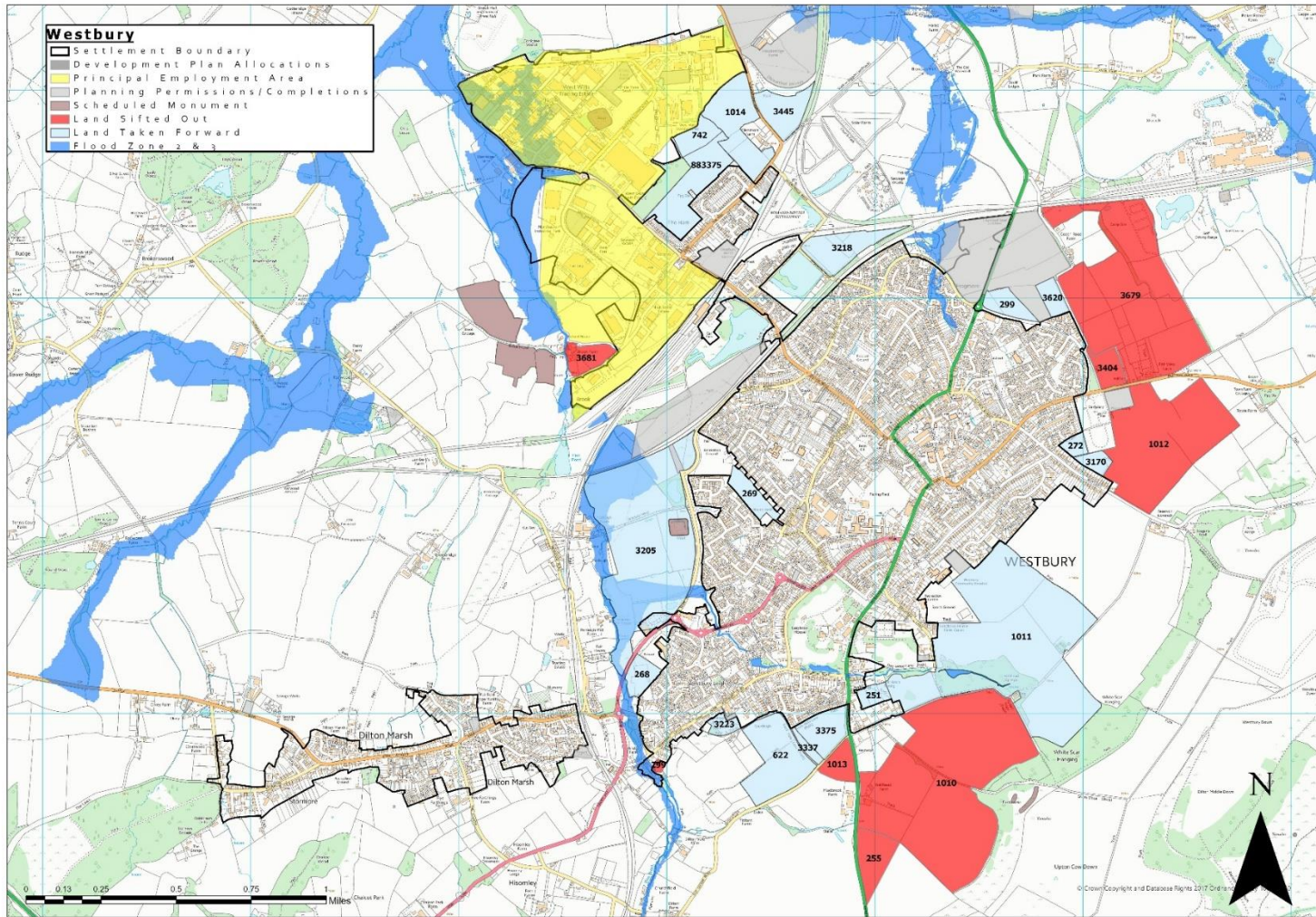


Figure 3 Map showing results of Stage 2 SHELAA land sifting

Conclusion

48. The following map shows the final pool of potential development sites. From these sites may be selected those necessary to meet scales of growth and priorities for the town over the plan period. Only some of the sites, if any, will be developed and not every part of those sites will be developed due to the need to include land for mitigation.

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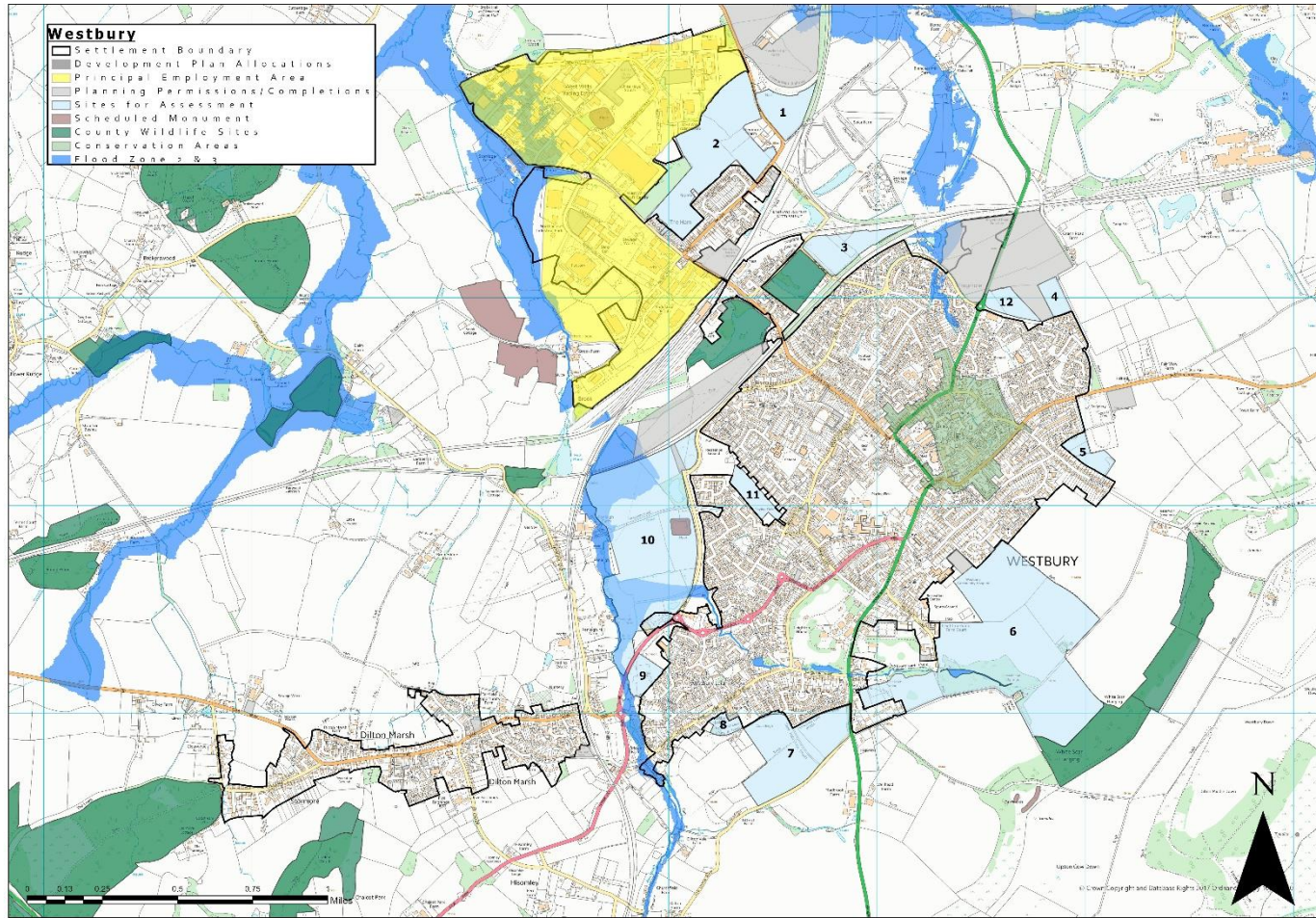


Figure 4 Map showing pool of potential development sites