

APPENDIX 2

Wiltshire Local Plan Review

# **Trowbridge – 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 preferred sites that could be appropriate for development around the built-up area. A settlement statement (reference) describes how these sites may be developed. The content of this paper explains how this set of sites has been arrived at. The Council consider these sites to be the most appropriate chosen from a pool of reasonable alternatives based on a range of evidence and objectives of the plan.
6. At Trowbridge the requirement emerging is for an additional 5,830 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 Wiltshire Housing Site Allocations Plan. Taking account of this amount approximately 1805 additional homes remain to be planned for over the plan period. However, this figure should be considered a minimum, not necessarily a maximum. If the town is to address its forecast educational requirements through the delivery of new secondary and primary schools to supplement those planned for on the Ashton Park site, then approximately an additional 800 homes may be needed over the life of the Local Plan and beyond. Planning at this scale would provide significant benefits to the town in terms of infrastructure provision and increased self-containment.
7. How this scale of growth was derived is explained in an accompanying report to this one called the 'Emerging Spatial Strategy'.

# Summary of the site selection process

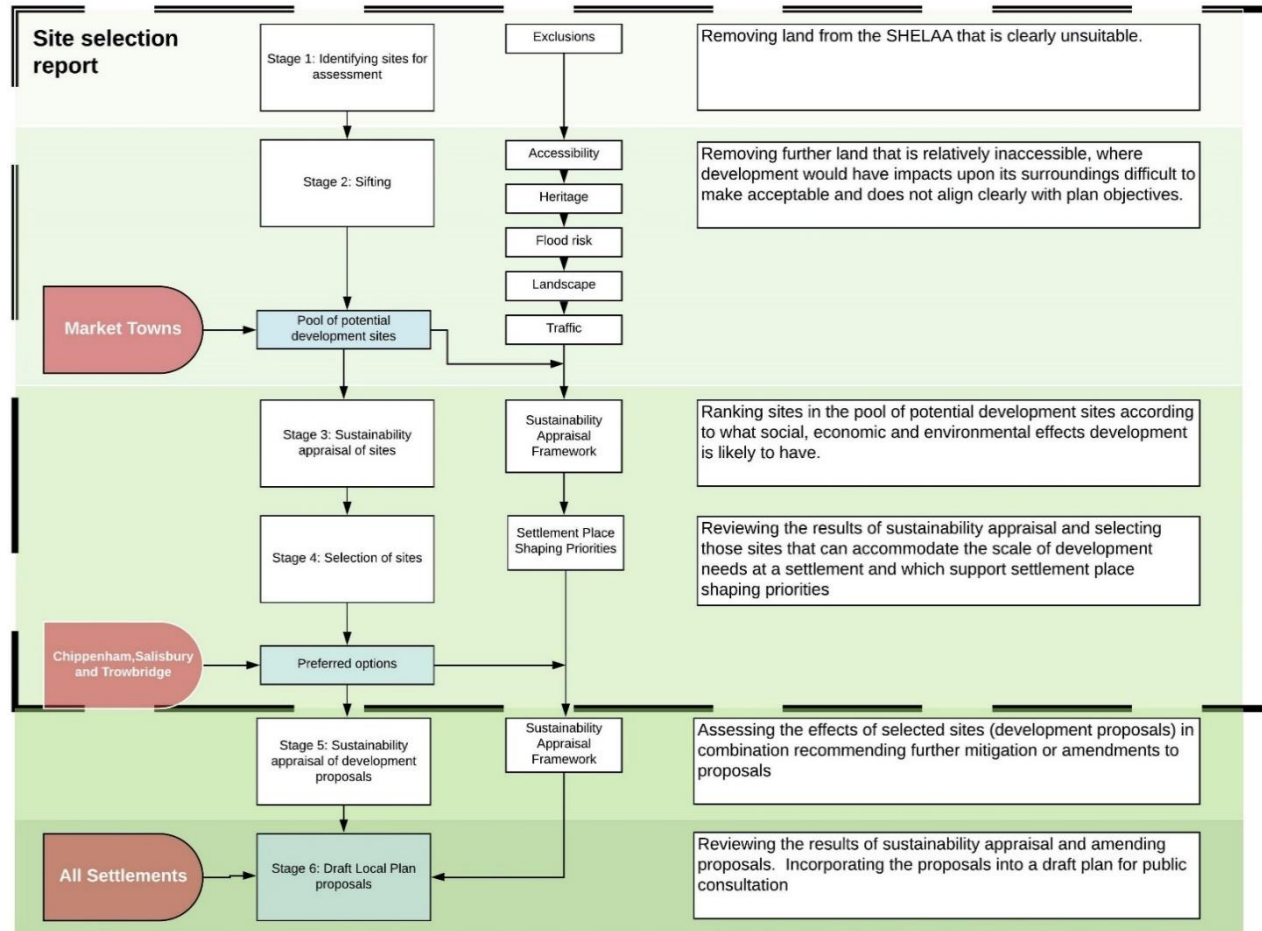


Figure 1 Site Selection Process

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

8. Figure one shows the entire site selection process. This document covers stages 1 to 4.
9. The Strategic Housing and Economic Land Availability Assessment<sup>1</sup> (SHELAA) provides the pool of land from which sites may be selected. The SHELAA is a register of land being promoted for development by land owners 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 plans<sup>2</sup>.
10. 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

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

### Stage 2 - Site Sifting

12. 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.
13. Using a proportionate amount of evidence<sup>3</sup>, 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.
14. 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 priorities<sup>4</sup> 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.<sup>5</sup>

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<sup>1</sup> 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>

<sup>2</sup> 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.

<sup>3</sup> 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*.

<sup>4</sup> The role and function of place shaping priorities is explained in the settlement statement

<sup>5</sup> 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.

15. It may be appropriate for some SHELAA land parcels to be combined together 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 recorded<sup>6</sup>.

## Stage 3 – Sustainability Appraisal

16. Each of the sites in this pool is examined in more detail by sustainability appraisal. This appraisal 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 fewer. It also helps to identify what may be necessary to mitigate adverse effects and which measures could increase benefits of development.
17. The most sustainable sites are those most likely to be suited to development.

## Stage 4 – Selection of Sites

18. Sustainability appraisal may recommend sites, but it is also important to select sites that support the emerging Place Shaping Priorities for Trowbridge. Carrying out an assessment on the pool of Stage 3 reasonable alternatives constitutes Stage 4.

## Next Steps in the site selection process

20. Stage 5 carries out sustainability appraisal on the preferred sites looking at development proposals together and what effects they may have in combination. This may 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 formal assessment under the Habitats Regulations in order to ensure no adverse effects on Natura 2000 sites. The results of these steps may 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, which will then be made available for consultation.

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<sup>6</sup> 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 Site Exclusions

23. Stage 6 therefore draws in the work of this stage starts with all SHELAA land parcels on greenfield land 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.
24. Figure 2 shows that 7 sites have been excluded to the west of Trowbridge because they are in the green belt. Site 723 has been excluded because it is not well related to the existing settlement and site 3104 has been excluded because of its small size.

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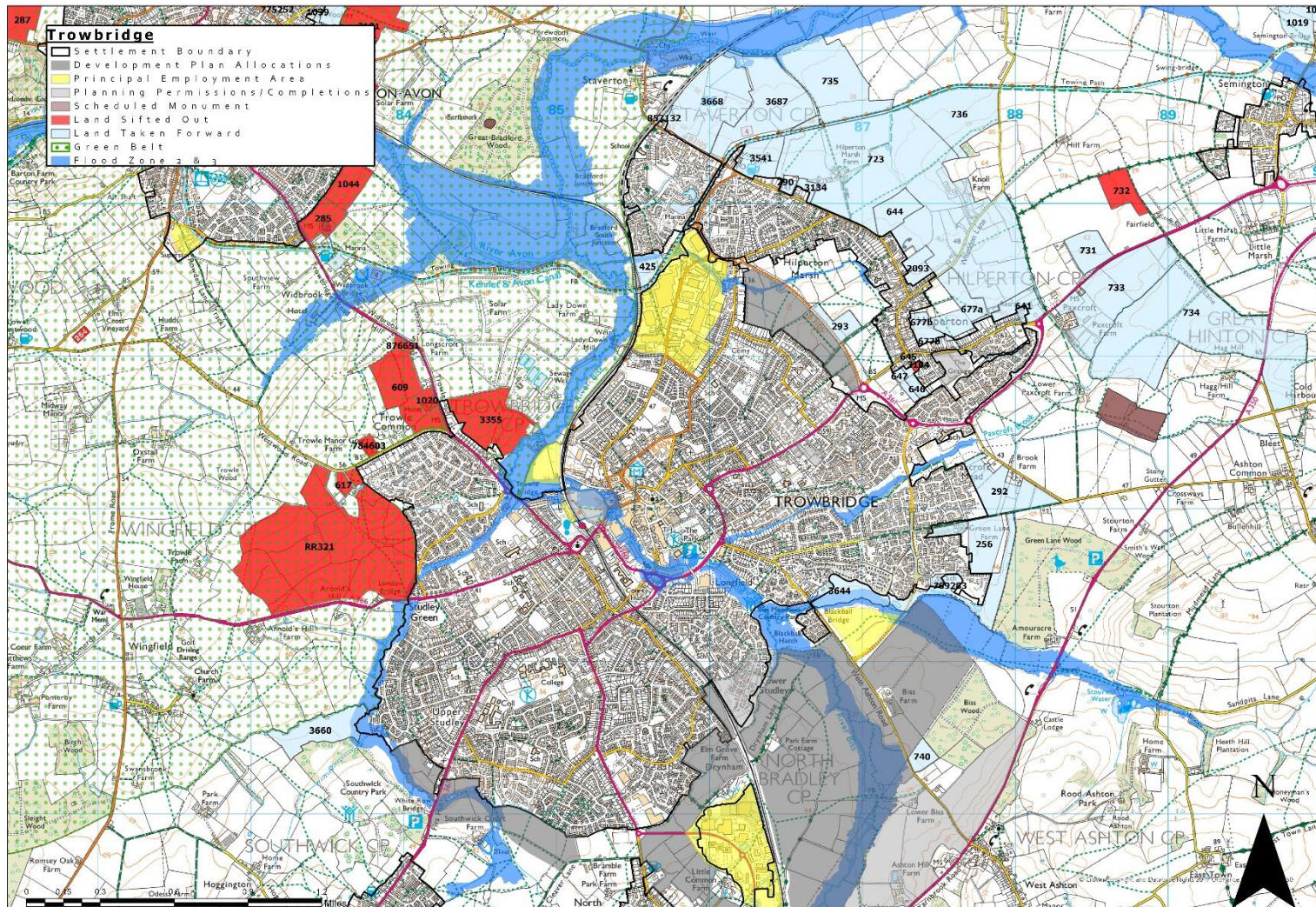


Figure 2 Map showing stage 1 SHELAA land excluded



## Stage 2 Site Sifting

### Methodology

25. 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.

#### A. Accessibility and wider impacts

26. 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

27. Sites that are relatively inaccessible are much less likely to be reasonable alternatives and may be rejected from further consideration.
28. 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).
29. Sites are categorised overall as low accessibility (red), medium accessibility (amber) or high accessibility (green).

##### Wider impacts

30. **Landscape:** A site that creates a harmful landscape or visual impact that is unlikely to be successfully mitigated may be rejected.
31. **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.
32. **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.
33. **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.
34. The results of each of these assessments are gathered together and categorised as high, medium and low level of effects/accessibility for each site under each heading.
35. The Trowbridge Bat Mitigation Strategy contains a comprehensive set of measures to prevent adverse effects on the Bath & Bradford on Avon Bats Special Area of Conservation (SAC). It will be necessary to avoid wider impacts from development that might harm this strategy. The strategy identifies particular landscape features including

woodlands to the west of Trowbridge that are important to protect and mitigate against any harm from currently planned development<sup>7</sup>. The assessment of sites at Trowbridge therefore includes possible impacts on these features.

36. The strategy identifies several 'red zones' that are landscape elements where it is unlikely that development would be able to provide sufficient mitigation to enable, no adverse effect on the integrity of the SAC. Therefore land within red zones is not considered a reasonable alternative for potential development.

## **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 in order to properly test such an option.

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<sup>7</sup> <https://www.wiltshire.gov.uk/media/3928/Trowbridge-Bat-Mitigation-Strategy-SPD/pdf/whsap-trowbridge-bat-mitigation-strategy.pdf?m=637273390249630000>

- A desirable pool of sites might favour a particular 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 Trowbridge is shown in the table below.

### Trowbridge Strategic Context

Context criteria	Detail
Long-term pattern of development	<p>The West Wiltshire Greenbelt forms a boundary to the west of the town. The A350 is to the east.</p> <p>Past growth has been northwards reaching the villages of Hilperton and Staverton so that parts of these villages join up with the continuous urban area of Trowbridge e.g. Canal Road; Staverton Marina and Hilperton Marsh.</p> <p>The town has expanded and is planned to expand further southwards whilst leaving undeveloped areas around the villages of Southwick and North Bradley to retain their separate identities.</p> <p>New development is planned east of the town towards the villages of Yarnbrook and West Ashton, enclosed within a planned new road alignment to the north of the A350 (Yarnbrook West Ashton Relief Road).</p>
Significant environmental factors	<p>The River Biss flows through the town and includes floodplain areas. The Kennet and Avon Canal goes through Hilperton and Staverton. The A350 is a main traffic artery through the County and defines the eastern and south eastern edge of Trowbridge.</p> <p>Green Lane Wood, Biss Wood and Clanger and Pickett Wood are located south east of the town near to the A350. Great Bradford Wood is located west of the town. These woodlands require particular buffering and protection, whilst other associated landscape elements (agricultural fields, hedgerows, water features) have a role helping to support a breeding population of protected Bechstein bats, associated with the Bath and Bradford on Avon Bats Special Area of Conservation.</p> <p>Southwick Country park, located southwest of the town, would remain undeveloped and to the east of Trowbridge forms the outer boundary area to the designated Western Wiltshire Green Belt and kept open in character to prevent urban sprawl.</p>

	<p>The Hilperton Neighbourhood Plan identifies ‘Land Between Hilperton and Trowbridge’ to separate the settlement from the Trowbridge urban area as much as possible in order to sustain the separate identity of the village.</p> <p>Trowbridge has a strong industrial heritage and contains a large number of important designated and undesignated heritage assets including the Town Hall, mill buildings and buildings associated with the cloth industry.</p> <p>Heritage assets outside the built up area include the listed Canal Bridge, Wharf Cottage, and Wharf House in Hilperton.</p>
<p>Scale of growth and strategic priorities</p>	<p>Trowbridge is designated as a Principal Settlement. The town has seen extensive commercial and mixed used redevelopment in the centre and there are further opportunities. It has experienced significant residential expansion through various urban extensions into neighbouring parishes. Continued expansion, at a slightly slower pace, is therefore necessary to help meet forecast housing need.</p> <p>The Place Shaping Priorities identified for Trowbridge are:</p> <p>To deliver an appropriate mix, tenure and type of housing to meet local needs.</p> <p>To improve the resilience of the town centre by:</p> <ul style="list-style-type: none"> <li>• protecting, improving and extending the local green infrastructure network, particularly related to formal recreation activities and also along the River Biss, further enhancing it as a key feature of the town that connects and draws residents towards the town centre</li> <li>• regenerating and repurposing the town centre / Trowbridge central area as a resilient service area that supports the development of the whole town and wider area, through the delivery of the Trowbridge Masterplan and Neighbourhood Plan. These plans will be outcome focused and help deliver a holistic strategy for the town centre that encourages spending, improves accessibility, better manages traffic and parking and safeguards heritage.</li> <li>• focusing leisure and retail developments in the central area in order to safeguard the integrity of the town centre as a destination of choice.</li> </ul> <p>To deliver job growth and encourage business investment at the town to support job growth and greater levels of self-containment, thereby help reduce the need to travel away from the town.</p>

	<p>To improve the range of transport modes that serve the town to reduce reliance on the private car and, levels of traffic congestion in the town.</p> <p>To respect the integrity of the Bath &amp; Bradford on Avon Bats Special Area of Conservation (SAC) by protecting and enhancing wherever possible important bat habitats around the town, as set out in the adopted Trowbridge Bat Mitigation Strategy. In particular, the pattern of planned growth at the town should be guided by the environmental constraints that limit the spatial options for development.</p> <p>To ensure that a town-wide approach to future education provision is taken that addresses the need for primary and secondary places in appropriate locations.</p> <p>To balance the need to accommodate additional growth at the town with the need to respect, as far as is reasonably practicable, the individual identities of the villages of Hilperton, North Bradley, Southwick and West Ashton within the landscape setting of Trowbridge and their relationship to the town.</p> <p>To protect, improve and extend the local green infrastructure network, particularly related to formal recreation activities and also along the River Biss.</p>
<p>Future growth possibilities for the urban area</p>	<p>There remains possible opportunities for future growth at the town but locations are influenced by Green Belt to the west and the policy desire to retain the separate identities of Southwick, North Bradley, Hilperton and West Ashton, as well as the need to protect and enhance the important woodland to the south and southeast of the town.</p> <p>A continuation of growth to the south of Staverton and north/northeast/east of Hilperton potentially provides possibilities for accommodating the forecast growth at the town.</p>

## 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.

## Site Assessment Results

46. The following table shows the results of Stage 2. It sets out judgements against each of the SHELAA sites, taking into account 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.

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
2093	Whaddon Lane, Hilperton						<p>The site is located north east of Trowbridge. There is likely to be some impact on the setting of designated conservation area due to backland development that would be out of character with the historic settlement pattern of Hilperton. The site is located close to the historic centre of Hilperton. There would be an impact on the rear garden views of the surrounding properties, which would need to be carefully managed. Accessibility to local facilities is good, and the site is unlikely to present any significant harmful effects on the local road network.</p> <p>It would be appropriate to combine this site with the surrounding sites with the view to being able to deliver required infrastructure, in particular additional education capacity for the town and thereby help address a place shaping priority.</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							There do not appear to be any overriding significant impacts that justify excluding the site at this stage. Carry forward to next stage of assessment.	
3644	Land at The Uplands, Trowbridge						<p>The site is located to the southeast of the town centre and adjacent to current limits of development, as well as a residential caravan park.</p> <p>Development would not lead to harm to designated heritage assets in the local area. The River Biss is situated to the south of the site. As a result, fluvial flood risk would need to be assessed in more detail and appropriately mitigated in much the same manner as has been the case on the adjacent Castlemead development. That said, the site capacity would likely need to be reduced to accommodate a Sustainable Drainage System. The site could form part of a green corridor linking Biss Meadow Country Park to the eastern part of Trowbridge. Development would require large scale mitigation to the south and east from both a visual landscape and ecological point of view. The site would be visible from existing housing to the immediate north of the site.</p> <p>Accessibility to local facilities is good, and the site is unlikely to present any significant harmful effects on the existing highway network.</p> <p>There does not appear to be any overriding significant impacts that justify excluding the site at this stage. Carry</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							forward to next stage of assessment.	
256	Land South of Green Lane						<p>The site is located to the east of the town. The site would form an extension to land already built out to the west at Castlemead. However the land is adjacent to Green Lane Wood and the whole site is within the Trowbridge Bat Mitigation Strategy (TBMS) Red Zone.</p> <p>The site is very exposed with views across the open countryside to the south from the West Ashton Road and beyond and would require large scale mitigation to the south and east. Development would not lead to harm to heritage assets in the local area.</p> <p>The site has below average accessibility to local facilities. However, the site is unlikely to present any significant harmful effects on the local highway network.</p> <p>The whole site is within a 'red zone' as identified in the TBMS and is therefore not carried forward.</p>	x
290	Former Nursery						<p>The site is located to the east of Trowbridge. It is a nursery and garden centre in active use. There would be an adverse impact on Grade II Listed 77 and 79 Marsh Road. The cottages are attached to the length of wall noted as "kitchen garden wall". The walled garden appears to be significant remnant of an historic use which was important within this area and which continues in horticultural use.</p>	x



SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							<p>Although not involving direct and clear ‘substantial harm’ the public benefit of any significant scale development appears highly unlikely to be such that it can outweigh the harm to the designated asset. Accessibility to local facilities is very good, and the site is unlikely to present any significantly harmful effects on the existing highway network. Exclude from further consideration on heritage grounds.</p>	
292	Land North of Green Lane and East of H8c allocation						<p>The site is located to the east of Trowbridge. The site has existing development to the south and west and is very exposed from the open countryside to the north from Ashton Road and beyond. The site is also close to Green Lane Wood which is an important bat habitat, as identified in the Trowbridge Bat Mitigation Strategy. Any development on this site would require large scale mitigation to the south and east from both a visual landscape and ecological point of view. The whole site is within the Trowbridge Bat Mitigation Strategy (TBMS) Red Zone. Development of the site would not lead to harm to heritage assets in the local area. The site has below average accessibility to local facilities. The site is unlikely to present any significantly harmful effects on the local highway network.</p>	<b>x</b>

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							The whole site is within a 'red zone' as identified in the TBMS and therefore is not carried forward.	
293	Land at Hilperton Gap						<p>The site is located to the north east of Trowbridge. The Hilperton Neighbourhood Plan notes the local importance of the 'Hilperton Gap' land as a particularly sensitive location for development due to the risk of coalescence between the village and the urban area of Trowbridge. In the Neighbourhood Plan this site is located in a particularly sensitive area adjacent to the Hilperton conservation area and with clear intervisibility of St Michael and all Angels Church, as well as open, long distant views across the Avon Valley. Due to the gently sloping nature of the site these landscape and visual effects issues would be difficult to mitigate. Development of the site may contribute further to the erosion of the separate historic character and identity of Hilperton village (this is identified as a cumulative impact related to the insertion into the landscape of Elizabeth Way and Wiltshire Housing Site Allocations Plan allocation H2.3 - Elizabeth Way, currently the subject of planning applications). Accessibility to local facilities is good, and the site is unlikely to present any significant harmful effects on congested roads. Exclude from further consideration on landscape grounds.</p>	x

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
3134	Land east of The Nursery						<p>The site is located to the north of Trowbridge. The main part of the site is tucked behind existing housing and is therefore not greatly exposed to views along Marsh Road. This impact could be further mitigated by the reinforcement and better management of the existing hedge-line that runs around the side of the site. Due to the site's compact nature and proximity to existing housing it is unlikely to have a major impact on the existing character of Hilperton.</p> <p>Possible impact on Grade II 77 and 79 Marsh Road, but mitigation appears possible. Accessibility to local facilities is good, and the site is unlikely to present any significant harmful effects on the local highway network.</p> <p>It would be appropriate to combine this site with the surrounding sites with the view to being able to deliver required infrastructure, in particular expanded education capacity for the town and thereby help address a place shaping priority.</p> <p>There does not appear to be any overriding significant impacts that justify excluding the site at this stage. Carry forward to next stage of assessment.</p>	✓
3541	Maxcroft Farm						<p>The site is located to the north of Trowbridge. The site could offer the potential to the gateway to development of sites 723 and 736 and for the co-ordinated provision of infrastructure (e.g. new schools) to serve all three sites, thereby supporting place</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							<p>shaping priority. The site's northern boundary runs adjacent to the Kennet and Avon canal. An undeveloped green infrastructure corridor along the route of the canal would need to be retained in order to maintain its character and attractiveness. Development of the site would not lead to harm to heritage assets in the local area. However development may lead to a possible impact on the Grade II Listed Wharf House. Accessibility to local facilities is good, and the site is unlikely to present any significant harmful effects on the local highway network.</p> <p>It could be possible to combine this site with the surrounding sites with the view to being able to deliver required infrastructure, in particular additional education capacity for the town and link with strategic objective. The site has good accessibility to local facilities. There does not appear to be any overriding significant impacts that justify excluding the site at this stage. Carry forward to next stage of assessment.</p>	
3660	Land west of Lambrok Close, Trowbridge						<p>The site is located to the southwest of Trowbridge. The site lacks continuity with the existing limits of development (the 'settlement boundary') appearing as a limb from the existing built up area. It is not clear whether access is possible. The western side of the site is at risk of flooding due to the nearby Lambrok Stream. The site is highly sensitive in landscape and ecological terms with the Lambrok stream green infrastructure</p>	<b>x</b>

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							<p>corridor running east of the site, the Southwick Country Park to the south and the Western Wiltshire Green Belt to the north.</p> <p>Development of the site would not lead to harm to heritage assets in the local area.</p> <p>Accessibility to local facilities is below average, but development of the site would be unlikely to present any significantly harmful effects on the local highway network.</p> <p>Exclude from further consideration on landscape and ecological grounds.</p>	
3668	Land north of Marsh Road, Staverton						<p>The site is located to the north of Trowbridge.</p> <p>The site has average accessibility to local facilities.</p> <p>A small area of the northern part of the site is at risk of flooding due to a nearby watercourse (River Avon).</p> <p>There is also an identified Groundwater risk affecting the an isolated pocket of land to the north of the site.</p> <p>This is a large site and there are several pockets of land considered to be susceptible to surface water flooding.</p> <p>However, the site is large enough to address the management of flood risk if planned sequentially utilising a comprehensive drainage strategy.</p> <p>The site affords some intervisibility through gaps in existing hedgerows from New Terrace. However, the site is relatively well screened from middle distance views across the Avon valley due to its position behind the Cereal Partners factory and railway embankment.</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							<p>Development of the site would be unlikely to lead to harm to heritage assets in the local area. Accessibility to local facilities is average. However, development of the site would be unlikely to present any significantly harmful effects on the local highway network.</p> <p>It would be appropriate to combine this site with the adjacent site 3687 to better co-ordinate the provision of infrastructure, thereby supporting a place shaping priority. There is a flood risk from multiple sources to the north of the site which would need further detailed assessment and mitigation. However there do not appear to be any overriding significant impacts that justify excluding the site at this stage. Carry forward to next stage of assessment.</p>	
3687	Land north of Marsh Farm 2						<p>The site is located to the north of Trowbridge. The northern part of the site is at risk of flooding due to a nearby watercourse (River Avon). A Groundwater flood risk is also identified as affecting the north of the site. This is a large site and there are several pockets of land that are considered to be susceptible to surface water flooding. A particular flood risk issue is identified at the northwestern end of site. However, in terms of long-term management of flood risk (from all identified sources), parts of the site could be sensibly managed as an amenity green space.</p> <p>The site is positioned between the green/blue corridors of the River Avon and Kennet and Avon Canal and</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							<p>development would need to safeguard the character of each of these important elements of the local ecology and landscape. The opportunity exists for this site to be considered in conjunction with site 3668 to locate development away from the green/blue corridors and thereby provide a strong, landscaped settlement edge to Hilperton.</p> <p>Development of the site may lead to a possible impact on Grade II Listed Canal Bridge, Wharf Cottage and Wharf House (now Maxcroft House) and adjacent to the former wharf on the Kennet and Avon canal. Mitigation via detailed design would likely be required to minimise impact on the settings of the canal and listed wharf side buildings. This is likely to reduce the developable capacity of site.</p> <p>Accessibility to local facilities is below average. However, development of the site be is unlikely to present any significantly harmful effects on the local highway network.</p> <p>It would be appropriate to combine this site with the adjacent site 3668, and also allow for the coordinated provision of infrastructure, in particular new education capacity, thereby supporting a place shaping priority. There are known flood risks from multiple sources affecting the northwest of the site which would need further assessment and mitigation. However there do not appear to be overriding significant impacts that justify excluding the site at this stage. Carry forward to</p>	

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							next stage of assessment.	
641	Enniswood House						<p>The site is located to the northeast of Trowbridge and is adjacent to the limits of development surrounding Hilperton (the settlement boundary). The entire site is covered by Groundwater risk. The site sits on the gateway into Hilperton village which currently has a green, strongly rural character to it with pasture land and trees defining the setting of the village. Development of this site would be unlikely to lead to harm to heritage assets in the local area. Accessibility to local facilities is average. However, development of the site would be unlikely to present any significant harmful effects on the local highway network. It would be appropriate to combine this site with the surrounding sites to coordinate infrastructure provision, supporting place shaping objectives. There do not appear to be any overriding significant impacts that justify excluding the site at this stage. Carry forward to next stage of assessment.</p>	✓
644	Land off Hill Street						<p>The site is located to the north of Trowbridge. The identified surface water risk at this site is contained in the northeast corner of the site and would be capable of being mitigated. The site sits to the north of the historic core of the</p>	✓



SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							<p>village of Hilperton and could provide a logical extension of built form northward towards the canal. The site has prominent views from Hill Street as it is relatively open and lacking existing strong hedgerow boundaries. However, such impact would be capable of mitigation. Development of the site would be unlikely to lead to harm to heritage assets in the local area. Accessibility to local facilities is below average. However, development of the site would be unlikely to present any significant harmful effects on the local highway network. It would be appropriate to combine this site with the surrounding sites with the view to be able to coordinate infrastructure provision, supporting place shaping objectives. There do not appear to be any overriding significant impacts that justify excluding the site at this stage. Carry forward to next stage of assessment.</p>	
646	Land to rear of 118 Trowbridge Rd						<p>The site is located to the east of Trowbridge. The site is well screened by buildings and prominent hedge lines which could be further strengthened through additional planting. There is a potential to link into and reinforce the green infrastructure corridor cycle path to the south. Development of the site may lead to potential impact on Grade II Listed 117 Willow Cottage (previously 2 cottages) and impact on the designated Hilperton</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							<p>conservation area. The setting to the listed cottage has a limited contribution to its significance as a heritage asset. Mitigation is thought possible to prevent or limit potential harm.</p> <p>It is not clear if vehicular access would be achievable and hence further assessments would be needed.</p> <p>Accessibility to local facilities is good, and development of the site would be unlikely to present any significant harmful effects on the local highway network.</p> <p>At this stage, there do not appear to be any overriding significant impacts that justify excluding the site at this stage. Carry forward to next stage of assessment.</p>	
647	Land to rear of 116 Trowbridge Rd						<p>The site is located to the east of Trowbridge.</p> <p>The site is well screened by buildings and prominent hedge lines which could be further strengthened through additional planting. There is a potential to link into and reinforce the green infrastructure corridor cycle path to the south.</p> <p>Development of the site may lead to potential impact on Grade II Listed 117 Willow Cottage (previously 2 cottages) and impact on designated Hilperton conservation area. The setting to the listed cottage provides a limited contribution to its significance as a heritage asset. Mitigation is thought possible to prevent or limit potential harm.</p> <p>It is not clear if vehicular access would be achievable and hence further assessments would need to be</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							<p>undertaken. Accessibility to local facilities is good, and development of the site would be unlikely to present any significant harmful effects on the local highway network.</p> <p>There does not appear to be any overriding significant impacts that justify excluding the site at this stage. Carry forward to next stage of assessment.</p>	
677b	Land to the rear of Church Farm						<p>The site is located to the east of Trowbridge. Development of the site would likely lead to an impact on the on character of the designated conservation area and the setting of Grade II Listed dwellings on Church Street and on the Grade II Listed Old Rectory. The site is within the the historic core of the village of Hilperton and back-land development would be out of character with the historic settlement pattern. The Rectory may have been designed with its relationship with surrounding countryside in mind. Further assessment would be needed to determine what contribution the setting of the Rectory makes to the significance of the heritage asset. The impact of development on other listed houses in the village is less likely to be a significant constraint and could be mitigated by good design/layout and planting. The site is well screened from the existing public realm. Nevertheless, it is still likely that development of this site would harm a characteristic of the conservation area of the - the ribbon style pattern with views of open</p>	✘

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
		Green	Green	Yellow	Yellow	Yellow	countryside views between properties. As a back-land location potential harm would be difficult to mitigate. Accessibility to local facilities is good, and development of the site would be unlikely to present any significant harmful effects on the local highway network. Exclude site from further consideration on heritage and landscape grounds.	
677a	Land rear of Church Street	Yellow	Green	Yellow	Red	Yellow	The site is located to the east of Trowbridge. Development of the site would likely lead to an impact on the character of the designated conservation area and there would be some impact from back-land development that would be out of character with the historic settlement pattern. The site has exposed views from the north which would be difficult to mitigate and would be seen as prominent urban encroachment into the countryside. Accessibility to local facilities is below average. However, development of the site would be unlikely to present any significant harmful effects on the local highway network. Exclude site from further consideration on heritage and landscape grounds.	✘
723	Land East of Hilperton	Yellow	Green	Green	Red	Yellow	The site is located to the northeast of Trowbridge. This is a large site that is situated along the Kennet and Avon Canal green/blue infrastructure corridor.	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							<p>Development could potentially affect wider views across the River Avon valley. Development of the site may lead to impact on Grade II Listed dwellings in village and the impact on character of the conservation area. The size of site suggests that mitigation should be possible. Accessibility to local facilities is below average. However, development of the site would be unlikely to present any significant harmful effects on the local highway network. It would be appropriate to combine this site with the surrounding sites with the view to be able to coordinate infrastructure provision, thereby supporting place shaping priorities. There do not appear to be any overriding significant impacts that justify excluding the site at this stage. Carry forward to next stage of assessment.</p>	
731	Paxcroft Farm						<p>The site is located to the east of Trowbridge. The site is adjacent to the rugby club and is isolated from the built-up area of Trowbridge. The site has broken views across the valley to Bullen Hill as well as intervisibility from the adjacent A361. Whilst these effects could be mitigated with substantial planting, the location of the site so clearly separate from the built-up area would represent an unacceptable urban development in a rural environment</p>	x

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							Development of the site would be unlikely to lead to harm to heritage assets in the local area. Accessibility to local facilities is poor. However, development of the site would be unlikely to present any significant harmful effects on the local highway network. Exclude from further consideration on landscape grounds and a general lack of continuity with the existing urban form of Paxcroft Mead.	
733	Paxcroft Farm						The site is located to the east of Trowbridge. The site has broken views across the valley to Bullen Hill as well as intervisibility from the adjacent A361. Whilst these effects could be mitigated with substantial planting, the location of the site away from main settlement boundaries might create unacceptable urban extensions into the rural environment. The site is relatively isolated from the built-up area. However, there is an existing farm and residential development adjacent to the site. Development of the site would be unlikely to harm heritage assets in the local area. Accessibility to local facilities is below average. However, development of the site would be unlikely to present any significantly harmful effects on the local highway network. There do not appear to be any overriding significant impacts that justify excluding the site at this stage. Carry forward to next stage of assessment.	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
734	Paxcroft Farm						<p>The site is located east of Trowbridge. The site is relatively isolated from the built form of Trowbridge. The site would need to be brought forward with 733. However, it is on a ridge with broken views across the valley to Bullen Hill as well as intervisibility from the adjacent A361. Whilst these effects could be mitigated with substantial planting, the location of the site away from main settlement boundary might create unacceptable urban extensions into the rural environment.</p> <p>Development of the site would be unlikely to harm to heritage assets in the local area. Accessibility to local facilities is very poor. However, development of the site would be unlikely to present any significant harmful effects on the local highway network.</p> <p>There do not appear to be any overriding significant impacts that justify excluding the site at this stage. Carry forward to next stage of assessment.</p>	✓
736	Marsh Farm						<p>The site is located to the east of Trowbridge. The site is set apart from the main settlement boundary and would create a expanse of urban development in a rural setting with the sensitive green/blue infrastructure corridors of the canal to the north.</p> <p>The risk of surface water flooding at this plot is contained in the north of the site close to the canal. On the basis of evidence from the Council's drainage team it appears as though there maybe a capacity issue with</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							<p>drainage systems in the area. However, this could be overcome through investment in drainage infrastructure. Development of the site would be unlikely to lead to harm to heritage assets. Accessibility to local facilities very poor. However, development of the site would be unlikely to present any significant harmful effects on the local highway network.</p> <p>It would be appropriate to combine this site with the surrounding sites with the view to be able to deliver required infrastructure, in particular new education capacity for the town and thereby help address a place shaping priority.</p> <p>There do not appear to be any overriding significant impacts that justify excluding the site at this stage. Carry forward to next stage of assessment.</p>	
425	Staverton Triangle						<p>The site is located to the north of Trowbridge and immediately adjoins the Hilperton Marina development. Any development of this site would need to address flood risk and any mitigation works (including a vehicular bridge over the watercourse) would likely limit the development potential of the site.</p> <p>There is the potential for prehistoric archaeological remains to be present. There are three listed buildings in proximity to the site however it is considered that development of the site would cause no harm to the significance of the listed building, either individually or in-combination.</p>	✓



Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
SHELAA								
							<p>Accessibility to local facilities is very good, and development of the site would be unlikely to present any significant harmful effects on the local highway network.</p> <p>There do not appear to be any overriding significant impacts that justify excluding the site at this stage. Carry forward to next stage of assessment.</p>	

The following sites have been combined for Stage 3 and subsequent assessment:

New site reference	Ref	Reason
Site 5	3541, 3134, 723, 736, 644, 2093 and 641	These sites abut each other and are located north of Hilperton Village. There are no strong physical barriers between the sites.
Site 4	3668 and 3687	These sites abut each other and are the only two sites to the south of the railway line and north of the canal. There are no strong physical barriers between the sites.
Site 2	646 & 647	These sites abut each other to the southwest of the village of Hilperton. There are no strong physical barriers between the sites.
Site 6	733 & 734	These sites abut each other are situated between the A361 and A350. There are no strong physical barriers between the sites.

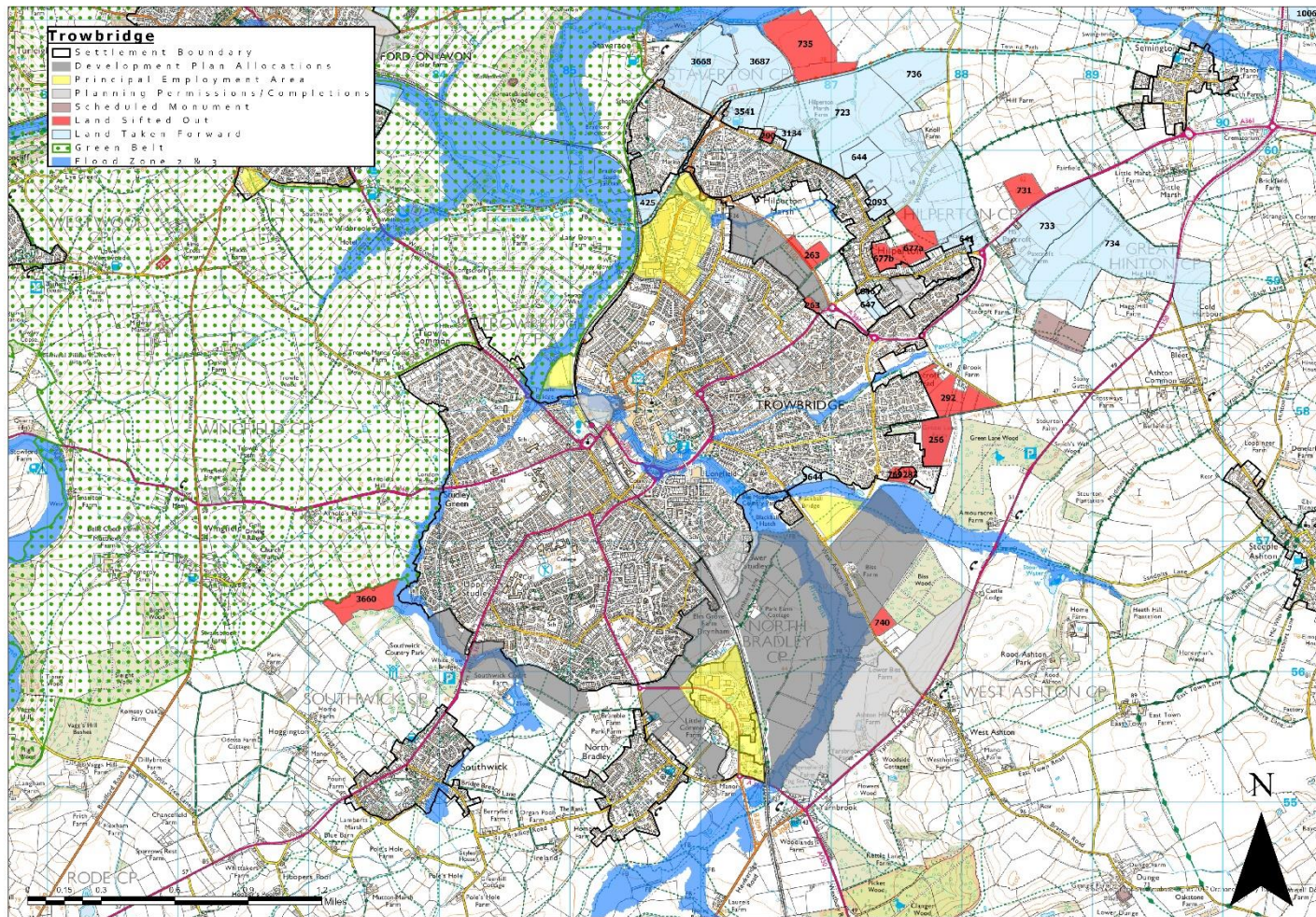


Figure 3 Map showing results of Stage 2 SHELAA land sifting

## Stage 3 Sustainability Appraisal Stage

48. The figure below shows the pool of potential development sites that were subject to sustainability appraisal. It will be noted that the pool of sites – the ‘reasonable alternatives’ – is reduced compared to the preceding stage, given that a number of candidates have been removed.

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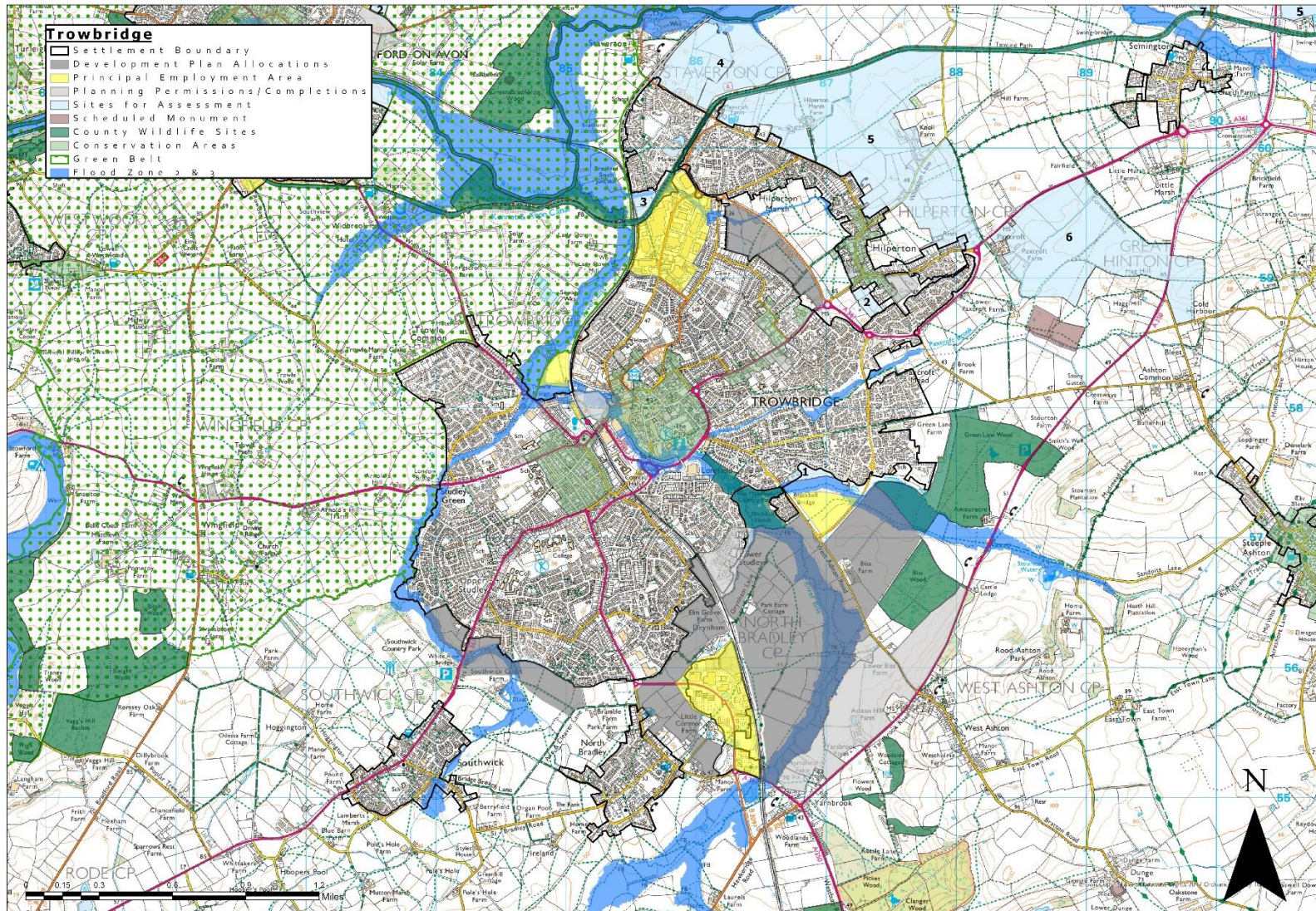


Figure 4 Map showing pool of potential development sites

## Methodology

49. A full explanation of the sustainability appraisal methodology is provided in a separate report. This also includes the detailed assessments made of each site ([link here](#)). The process is prescribed in regulations and supported by guidance provided by Government.
50. The purpose of the planning system is to contribute to the achievement of sustainable development<sup>8</sup>. Achieving sustainable development means that the planning system has three overarching objectives, economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).
51. Sustainability appraisal identifies the likely significant social, economic and environmental effects of the plan, both positive and negative.
52. In summary, the Council has developed a framework of 12 objectives<sup>9</sup> that reflect social, economic and environmental aspects and by which the effects of the plan can be identified. Individual sites for potential development can be assessed to help gauge their effects and inform the selection process. The better performing sites can be selected as candidates for prospective development.

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<sup>8</sup> See National Planning Policy Framework, paragraphs 7 to 10

<sup>9</sup> These were developed through a process of scoping and consultation with others, the content of which is provided in a scoping report.

## Results

54. The conclusions about each of the reasonable alternative sites are shown below, ranked from the most to the least sustainable. The overall appraisal score is shown in column 3 of the table below (as a guide, a score of -1 illustrates the alternative deemed to be most sustainable; -11 the least sustainable).
55. The SA has weighted all 'objectives' (shown in the top row, below) equally. There are more environmental objectives than others: scores against this type of objective typically tends to be negative. In addition, it is to be noted that the overall score resulting from the potential development of greenfield sites yields a negative value.
56. Reasonable alternatives are rejected at Stage 3 where the SA concludes that development would result in one or more 'major adverse effect' (highlighted in red with a triple negative).

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- Major adverse effect (---) = -3 points (Mitigation unachievable – recommended that site is not considered further)
- Moderate adverse effect (--) = -2 points (Mitigation achievable but problematic)
- Minor adverse effect (-) = -1 point (Mitigation easily achievable)
- Neutral effect (0) = 0 points
- Minor positive effect (+) = +1 point
- Moderate positive effect (++) = +2 points
- Major positive effect (+++) = +3 points

**TABLE SHOWING SUMMARY OF ASSESSMENT SCORES LISTED IN ORDER OF SITE SUSTAINABILITY PERFORMANCE (MORE → LESS)**

SITE	Sustainability performance (MORE → LESS)	Overall site score (+ position)	SA obj 1 (Biodiversity) overall score	SA obj 2 (Land + soil) overall score	SA obj 3 (Water) overall score	SA obj 4 (Air/poll'n) overall score	SA obj 5 (Climate) overall score	SA obj 6 (Energy) overall score	SA obj 7 (Heritage) overall score	SA obj 8 (Landscape) overall score	SA obj 9 (Housing) overall score	SA obj 10 (Inc comms) overall score	SA obj 11 (Transport) overall score	SA obj 12 (Economic) overall score
Site 6	MORE SUSTAINABLE ↑	-3 (1 <sup>st</sup> )	--	--	-	--	-	++	-	--	+++	++	--	+++
Site 5		-4 (=2 <sup>nd</sup> )	--	--	--	--	-	+	--	-	+++	+++	--	+++
Site 4		-4 (=2 <sup>nd</sup> )	--	--	--	--	-	++	-	--	+++	++	--	+++
Site 2	↓ LESS SUSTAINABLE	-5 (=4 <sup>th</sup> )	--	-	-	-	-	+	-	-	+	+	-	+
Site 3		-5 (=4 <sup>th</sup> )	---	-	-	-	-	+	-	-	+	++	-	+
Site 1		-9 (6 <sup>th</sup> )	--	-	-	-	--	+	-	--	+	+	---	+

57. The detailed assessments for each site are set out in an interim sustainability appraisal report.

58. Potential mitigation measures are listed against each SA objective and are limited at this stage to that which would have a significant bearing on a candidate site's developable capacity.

59. The excerpt below is taken from the interim SA report and provides further detail behind the major adverse effects that lead to site removal at Stage 3.

60. Remaining sites may be taken forward to Stage 4. These are shown in the table below, along with nominal SHELAA housing capacities and proposed mitigation sought by sustainability appraisal. Mitigation is listed by SA objective and is limited at this stage to that which would have a significant bearing on candidate site capacity.

**Table II: Sites removed at Stage 3**

Site no.	Overall score	Name (SHELAA ref)	Reasons for removal
3	-5 (4 <sup>th</sup> )	Land at Staverton 425	The site is characterised by rough grassland, scrub and trees with one boundary shared with the railway, another the canal and the third has a watercourse running through it connecting the canal and the river which is considered to prime insect generating habitat. In view of the site's position and habitat composition there is good potential for foraging and commuting by bats associated with the Bath and Bradford-on-Avon Special Area of Conservation (SAC) and bat species in general.
2	-5 (=4 <sup>th</sup> )	Land to rear of 116 Trowbridge Rd and Land to rear of 118 Trowbridge Rd 646 & 647	There is only a very limited opportunity to provide an access to serve the quantum of houses proposed. Whilst the serving road is straight and may afford adequate visibility, the width and alignment of an access road may be out of kilter with the character of the local conservation area.  The site acts as an extension of open habitat at land known locally as the 'Hilperton Gap' where surveys have demonstrated foraging and commuting by bats associated with the SAC. Hedgerows on the site are well established and well connected to tree planting and hedgerows off the site. In view of the site's position and habitat composition there is good potential for foraging and commuting by bats associated with the SAC and bat species in general.
1	-9 (6 <sup>th</sup> )	Land at The Uplands, Trowbridge 3644	The site is sustainably located and immediately adjacent to the existing limits of development (the settlement boundary) of the town. However, delivering a vehicle access is considered problematic with either third party land ownership constraints or engineering constraints associated with flood zones associated with the River Biss. Overcoming engineering constraints may prove to be difficult and expensive and possibly lead to a significant reduction in the potential developable area.



# Stage 4 Selection of Sites

## Methodology

- 61. The purpose of Stage 4 is to undertake further assessment of site options to select a preferred set of site allocations and policy requirements. The purpose is to ensure, if possible, that the more sustainable sites help to deliver place shaping priorities.
- 62. The more sustainable site options resulting from Stage 3 are individually evaluated against the Place Shaping Priorities at each settlement, since it is important to select sites that support locally-specific and important outcomes. An examination of each site option against the emerging Place Shaping Priorities helps determine this and aids the final selection of development proposals.
- 63. Below the sites are evaluated against the Place Shaping Priorities, looking at their strengths, weaknesses, opportunities and threats (SWOT). At Stage 4 this helps decide between sites options where Stage 3 outcomes are finely balanced.

64. The SWOT assessment considers the following

	Significant strength and/or opportunity
	No significant SWOTs
	Significant weakness and/or threat

65. Place Shaping Priorities are specific to each settlement; for Trowbridge they are as follows:

**Housing (PSP1)** to: deliver an appropriate mix, tenure and type of housing to meet local needs.

**Town Centre (PSP2)** improving the resilience of the town centre by:

- protecting, improving and extending the local green infrastructure network, particularly related to formal recreation activities and also along the River Biss, further enhancing it as a key feature of the town that connects and draws residents towards the town centre
- regenerating and repurposing the town centre / Trowbridge central area as a resilient service area that supports the development of the whole town and wider area, though the delivery of the Trowbridge Masterplan and Neighbourhood Plan. These plans will be outcome focused and help deliver a holistic strategy for the town centre that encourages spending, improves accessibility, better manages traffic and parking and safeguards heritage.
- focusing leisure and retail developments in the central area in order to safeguard the integrity of the town centre as a destination of choice.

**Employment (PSP3):** To deliver job growth and encourage business investment at the town to support job growth and greater levels of self-containment, thereby help reduce the need to travel away from the town.

**Traffic (PSP4):** To improve the range of transport modes that serve the town to reduce reliance on the private car and, levels of traffic congestion in the town..

**Biodiversity (PSP5):** Respect the integrity of the Bath & Bradford on Avon Bats Special Area of Conservation (SAC) by protecting and enhancing wherever possible important bat habitats around the town, as set out in the adopted Trowbridge Bat Mitigation Strategy. In particular, the pattern of planned growth at the town should be guided by the environmental constraints that limit the spatial options for development.

**Education (PSP6):** To ensure that a town-wide approach to future education provision is taken that addresses the need for primary and secondary places in appropriate locations..

**Surrounding Countryside (PSP7):** To balance the need to accommodate additional growth at the town with the need to respect, as far as is reasonably practicable, the individual identities of the villages of Hilperton, North Bradley, Southwick and West Ashton within the landscape setting of Trowbridge and their relationship to the town..

**Green Infrastructure (PSP8):** To protect, improve and extend the local green infrastructure network, particularly related to formal recreation activities and also along the River Biss.

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## Results

Site	SA Rank	PSP1 Housing	PSP2 Town Centre	PSP3 Employment	PSP4 Traffic	PSP5 Biodiversity	PSP6 Education	PSP7 Surrounding countryside	PSP8 Green Infrastructure
6		<b>Strength</b>	<b>Neutral</b>	<b>Neutral</b>	<b>Weakness</b>	<b>Neutral</b>	<b>Strength</b>	<b>Neutral</b>	<b>Weakness</b>
		The site is of a size that could deliver a range of housing to meet local needs, with supporting infrastructure.	This site will be more likely to increase reliance on cars and add to town centre congestion. This site is located between the A361 and A350 and is some distance from the town centre. There is the opportunity to provide cycle links to the town centre, but because the site is poorly related to the town therefore connecting cycle routes and the footpath network is going to rely on provision over third party land.	Topography of the site could limit the extent to which a substantial mixed-use scheme could come forward. This site has the potential to be able to provide mixed-use / employment land especially given its connectivity to the A361 and wider network. The site is removed from the built form of Trowbridge which would make connectivity harder to achieve than other sites. The Canal Road Industrial Estate is the closest Principal Employment Area	The site is removed from the built form of Trowbridge which would make connectivity harder to achieve than other sites. This is a large site where there is the space to include a network of well-connected footpaths and cycleways, which will rely on provision over third party land and connectivity for public transport could be provided to/from the town centre, and through into the surrounding countryside.	Consideration can be given for bats within and adjacent to the site. Consideration should be given for bats within and adjacent to the site. As this is a very large site there would be plenty of scope to avoid and mitigate impacts of habitat loss, e.g. Suitable Alternative Green Space (SANG) and new woodlands and wetlands.	This site is of a significant size and has the ability to include new schools and deliver educational provision of primary places in an appropriate location	Whilst in close proximity to the village of Hilperton there is enough separation to protect and maintain the integrity of the core of the village.	This site is not located near to the River Biss or the canal path and doesn't provide any opportunities to enhance or extend these green/blue corridors.

Site	SA Rank	PSP1 Housing	PSP2 Town Centre	PSP3 Employment	PSP4 Traffic	PSP5 Biodiversity	PSP6 Education	PSP7 Surrounding countryside	PSP8 Green Infrastructure
				accessible via the A361 and B3105.					
5		<b>Strength</b> The site is of a size that could deliver a range of housing to meet local needs with supporting infrastructure at a level that recognises the range of environmental constraints that affect growth at Trowbridge.	<b>Neutral</b> This site is some distance from the town centre. However, there is the opportunity to include paths and cycleways linking with the town centre, which could provide opportunities for people to visit the town centre ensuring it remains vibrant, minimising congestion and improving air quality.	<b>Strength</b> The site is close to the Canal Road Industrial Estate. There is a further opportunity to create links to the industrial areas at Semington and Bowerhill, Melksham, which are in closer proximity than other employment areas in Trowbridge	<b>Strength</b> This is a large site with sufficient capacity to include a network of well-connected footpaths and cycleways. Connectivity for public transport could be provided to/from the town centre, and through into the surrounding countryside.  The significant size of this site would suggest that a mixed-use development involving residential, and other uses could be achieved that may help reduce the need to travel.	<b>Strength</b> The area could provide steppingstones for bats between Great Bradford Wood and Green Lane Wood.  Consideration can be given for bats within and adjacent to the site. As this is a very large site there would be plenty of scope to avoid and mitigate impacts of habitat loss, e.g. Suitable Alternative Green Space (SANG) and new woodlands	<b>Strength</b> This site is of a significant size and in a good location close to the main urban area and could include new schools which has the ability to deliver educational provision of primary and secondary places in accessible locations.	<b>Weakness</b> The site is north of the village of Hilperton and may affect the landscape setting of Hilperton. There is enough capacity within the site to incorporate a buffer to protect and maintain the integrity of the historic core of the village.	<b>Neutral</b> The site is not located near the River Biss, but it is located next to the canal path and there is the opportunity to improve the green/blue corridor along the canal path towards the River Biss.

Site	SA Rank	PSP1 Housing	PSP2 Town Centre	PSP3 Employment	PSP4 Traffic	PSP5 Biodiversity	PSP6 Education	PSP7 Surrounding countryside	PSP8 Green Infrastructure
						and wetlands.			
4		<b>Strength</b> The site is of a size that could deliver a range of housing to meet local needs, with supporting infrastructure at a level that recognises the range of environmental constraints that affect growth at Trowbridge.	<b>Neutral</b> This site is some distance from the town centre and the River Biss. However, there is the opportunity to include paths and cycleways linking with the town centre and the River which could provide opportunities for people to visit the town centre ensuring it remains vibrant, minimising congestion and improving air quality.	<b>Strength</b> The site is close to the Canal Road Industrial Estate. There is a further opportunity to create links to the industrial areas of Melksham, which are in closer proximity than other employment areas in Trowbridge.	<b>Strength</b> This is a large site where there is the space to include a network of well-connected footpaths and cycleways and connectivity for public transport could be provided across the town, to/from the town centre, and through into the surrounding countryside.  The significant size of this site would suggest that a mixed-use development involving residential, employment and other uses could be achieved that may help reduce the need to travel.	<b>Neutral</b> There are three wildlife corridors on the perimeter, and it is highly likely these will be key SAC bat flight routes to and from the SAC. There is scope for mitigation with good opportunities to maximise wildlife habitat and secure enhancement of key SAC corridors, provide access to open space within and beyond the site.	<b>Strength</b> This site is of a significant size and could include new schools which has the ability to deliver educational provision of primary places in appropriate locations.	<b>Neutral</b> Whilst in close proximity to the village of Staverton there is enough of a buffer to protect and maintain the integrity of the core of the village.	<b>Neutral</b> The site is not located near to the River Biss, but the canal runs through the site. There is the opportunity to improve the green/blue corridor along the canal path towards the River Biss.

## Conclusion

66. At Stage 3, the Sustainability Appraisal ranked the sites in the following order:

Site	SA Ranking of Sites	Comments
6	-3 (1 <sup>st</sup> )	<p>No major adverse effects (where mitigation is considered unachievable) are likely.</p> <p>Site 6 is considered the most sustainable site when assessed against the 12 SA objectives and when compared against all other reasonable alternative sites.</p> <p>Likely significant issues include:</p> <ul style="list-style-type: none"> <li>• Consideration will need to be given for bats within and adjacent to the site. Principles for buffering and offsetting habitats can be drawn from experience with the TBMS but additional habitat will be required to deliver net biodiversity gain.</li> <li>• given the size of this site, there will be a significant loss of greenfield, agricultural land of medium quality</li> <li>• the scale of development likely on a site of this size will inevitably significantly increase levels of environmental pollution, including on air quality, noise, light and vibration.</li> <li>• the potential to significantly increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development</li> <li>• likely major benefits in terms of provision of significant amount of affordable housing and wide variety of mix, type and tenure</li> <li>• a likely significant impact on the local highway network</li> <li>• Major benefits for local economy through housing, employment, short-term construction jobs, increased local workforce, potential energy generation, new services and facilities, new road infrastructure.</li> <li>• Minor or neutral effects are likely for, water, climate change and heritage</li> <li>• Positive effects are likely for energy, housing, poverty and deprivation and economic growth.</li> </ul>
5	-4 (=2nd)	<p>This is a relatively large site. No major adverse effects (where mitigation is considered unachievable) are likely.</p> <p>Likely significant issues include:</p> <ul style="list-style-type: none"> <li>• Consideration will need to be given for bats within and adjacent to the site. Principles for buffering and offsetting habitats can be drawn from experience with the TBMS but additional habitat will be required to deliver net biodiversity gain.</li> </ul>

		<ul style="list-style-type: none"> <li>• given the significant size of this site, there will be a significant loss of greenfield, agricultural land of medium quality</li> <li>• the scale of development likely on a site of this size will inevitably significantly increase levels of environmental pollution, including on air quality, noise, light and vibration.</li> <li>• the potential to significantly increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development</li> <li>• the potential to impact on a range of designated and non-designated assets and the Hilperton conservation area.</li> <li>• The site is located adjacent to the Kennet and Avon canal and former wharf.</li> <li>• likely major benefits in terms of provision of significant amount of affordable housing and wide variety of mix, type and tenure</li> <li>• there is little capacity within existing schools. The site would be able to provide a two-form entry primary school and 8-form entry secondary school.</li> <li>• a likely significant impact on the local highway network</li> <li>• Major benefits for local economy through housing, employment, short-term construction jobs, increased local workforce, potential energy generation, new services and facilities, new road infrastructure.</li> <li>• Minor or neutral effects are likely for, climate change, energy, landscapes</li> <li>• Positive effects are likely for energy, housing, poverty and deprivation and economic growth.</li> </ul>
4	-4 (=2nd)	<p>No major adverse effects (where mitigation is considered unachievable) are likely.</p> <p>Likely significant issues include:</p> <ul style="list-style-type: none"> <li>• Consideration will need to be given for bats within and adjacent to the site. Principles for buffering and offsetting habitats can be drawn from experience with the TBMS but additional habitat will be required to deliver net biodiversity gain.</li> <li>• given the size of this site, there will be a significant loss of greenfield, agricultural land of medium quality</li> <li>• the scale of development likely on a site of this size will inevitably significantly increase levels of environmental pollution, including on air quality, noise, light and vibration.</li> <li>• the potential to significantly increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development</li> <li>• the potential to impact on a range of designated and non-designated assets.</li> <li>• The site is located adjacent to the Kennet and Avon canal and former wharf.</li> </ul>

		<ul style="list-style-type: none"> <li>likely major benefits in terms of provision of significant amount of affordable housing and wide variety of mix, type and tenure</li> <li>a likely significant impact on the local highway network</li> <li>Major benefits for local economy through housing, employment, short-term construction jobs, increased local workforce, potential energy generation, new services and facilities, new road infrastructure.</li> <li>Minor or neutral effects are likely for, climate change, energy, heritage and landscapes</li> <li>Positive effects are likely for energy, housing, poverty and deprivation and economic growth.</li> </ul>
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67. The three sites assessed through the SA as performing the best and have overall similar scale effects. All the sites have a moderate adverse biodiversity, land use, air quality and transport effects. Site 6 performs slightly better in relation to objective 3 (water). Site 5, though is assessed in overall terms to be slightly less sustainable but performs stronger under the landscape and poverty and deprivation objectives.

68. At Stage 4, the sites were assessed against the emerging place shaping priorities, the outcome of which has resulted in changes in the ranking of the sites compared to the results of the SA.

Site	Stage 4 Ranking	SA Ranking of Sites	SP1	SP2	SP3	SP4	SP5	SP6	SP7	SP7	Change from SA Ranking
5	1	-4 (=2nd)	✓	✓/x	✓	✓	✓	✓	✓/x	✓/x	↑
4	2	-4 (=2nd)	✓	✓/x	✓	✓	✓/x	✓	✓/x	✓/x	↑
6	3	-3 (1 <sup>st</sup> )	✓	✓/x	✓/x	x	✓/x	✓	✓/x	x	↓

69. Sites 4 and 5 perform much more strongly in terms of achieving place shaping priorities compared to site 6, particularly in terms of being able to potentially deliver greater self-containment and critically important education infrastructure in a sustainable location. Even though site 6 was assessed to be more sustainable through the SA, given the relatively marginal differences between all three sites, the ability for development on sites 5 and 6 to deliver against more of the place shaping priorities for the town, merits them being selected ahead of site 6 as preferred locations for future growth.

70. Site 6 did not perform well against several of the place shaping priorities.

71. The preferred options for development are Sites 4 and 5. The preferred strategy sets a scale of growth over the plan period that requires additional land to be identified for around 1,800 new homes. For the purposes of sustainability appraisal Sites 3, 4 and 5 were estimated to provide in excess of 4,424 - 6,193 homes gross (Site 7 up to 3,382 – 4,735 houses and Site 8 1,042-1,458 houses).

72. Site 5 is capable of providing land for both a two-form entry primary school with nursery provision and a secondary school to be built. Evidence suggests that the secondary school is essential to support future development within the town. Site 5 is at a location



near planned growth both within the local plan review and the delivery of the strategic allocation at Ashton Park. Site 4 is also capable of providing land for a two-form entry primary school with nursery provision to meet the future needs of the town.

73. Both sites are adjacent to the Kennet and Avon canal and provide the opportunity to enhance the river corridor. The sites are capable of a comprehensive network that can encourage greater travel on foot, for cyclists and by public transport.
74. To the south east of the town are woodland sites that 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 the integrity of designation and the habitat connections that are essential in order to support it. Both sites appear able to provide sufficient land for suitable mitigation measures.
75. This represents an ample pool of land to meet the scale of growth intended for Trowbridge over the plan period. It also provides land on a scale that can support the delivery of necessary transport and other infrastructure.

## Preferred Options for Development

76. Further work has examined in more detail what land within these sites can be developed and what land cannot, having regard to constraints and requirements for mitigation. This work results in a schematic masterplan for the distribution of uses within the site. This represents the plan's preferred option.
77. As highlighted earlier in this report and the accompanying Settlement Report, to ensure that the long-term education needs of the town are met, the forecast indicative housing requirements (1,805 over the period 2016-2036) may need to be increased by approximately a further 800 homes. This is due to the fact that the planned schools at Ashton Park will only serve that development. In addition, at this stage of the plan making process, the existing schools around the town demonstrate a limited capacity to expand. Therefore, any new planned growth at the town will need to address anticipated capacity deficiencies at the town. At this stage of the plan making process, sites 4 and 5 offer the best option for delivering additional schools capacity and increasing self-containment.
78. This is an appropriate stage to invite comments about the scale of growth, the direction of the town's expansion and the form and location it should take.

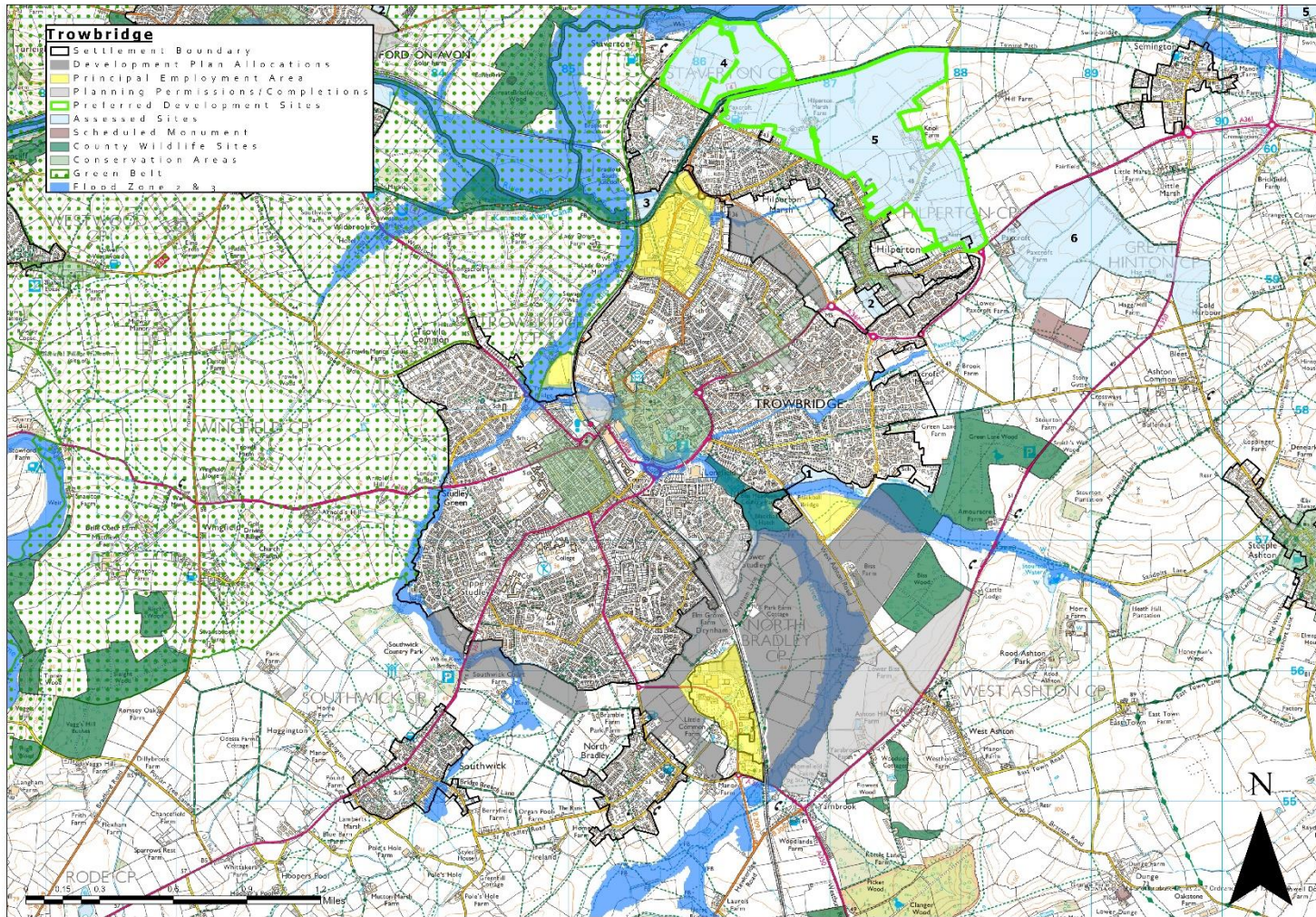


Figure 5 Map showing preferred development options