

APPENDIX 2

Wiltshire Local Plan Review

Warminster – 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 most 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 Warminster– 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 Warminster the requirement emerging is for an additional 2,050 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 Warminster Neighbourhood Plan. Taking account of this amount, approximately 60 additional homes 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 Spatial Strategy'.

Summary of the site selection process

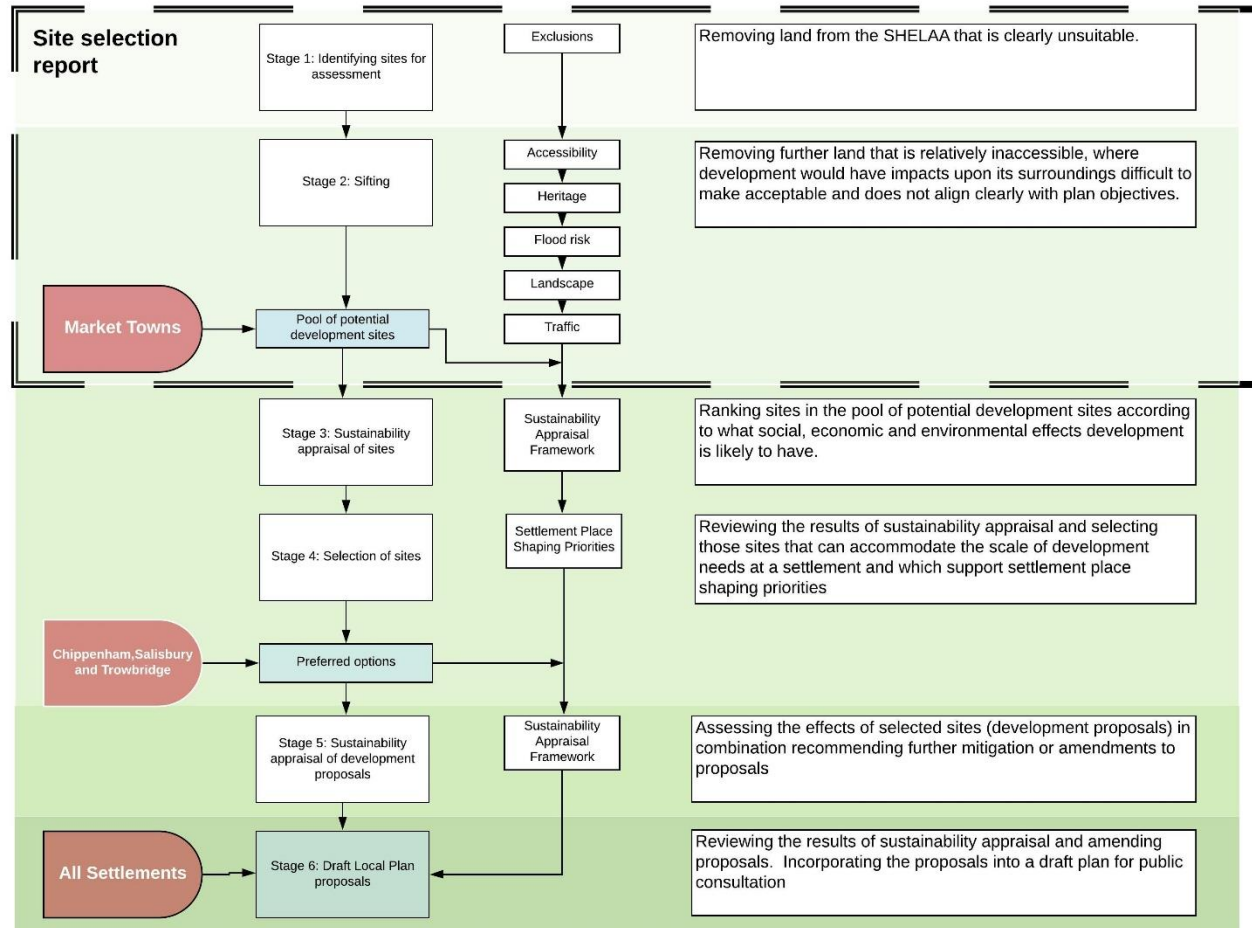


Figure 1 Site Selection Process

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 planning for growth on how to plan for growth

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

16. 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 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 three in the process. This assesses the likely significant effects of potentially developing each site when considered against 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 place shaping priorities for a settlement, in particular. Carrying out this selection of sites is stage 4.
20. Stage 3 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 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 published for consultation.
23. As stated previously, this document only covers stages 1 and 2 in detail. These stages are described further in the following sections.

⁵Regulations 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.

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

24. This stage starts with all SHELAA land parcels on greenfield land at the edges of Warminster 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 that only two sites have been excluded. Site 631 is excluded because it is designated as Local Green Space in the Warminster Neighbourhood Plan and site OM006 is excluded because it is not well related to the main settlement.
25. Land designated as Local Green Space by the Warminster Neighbourhood Plan has not been included.

Results

26. SHELAA land parcels excluded from the selection process are shown in red on the map below.

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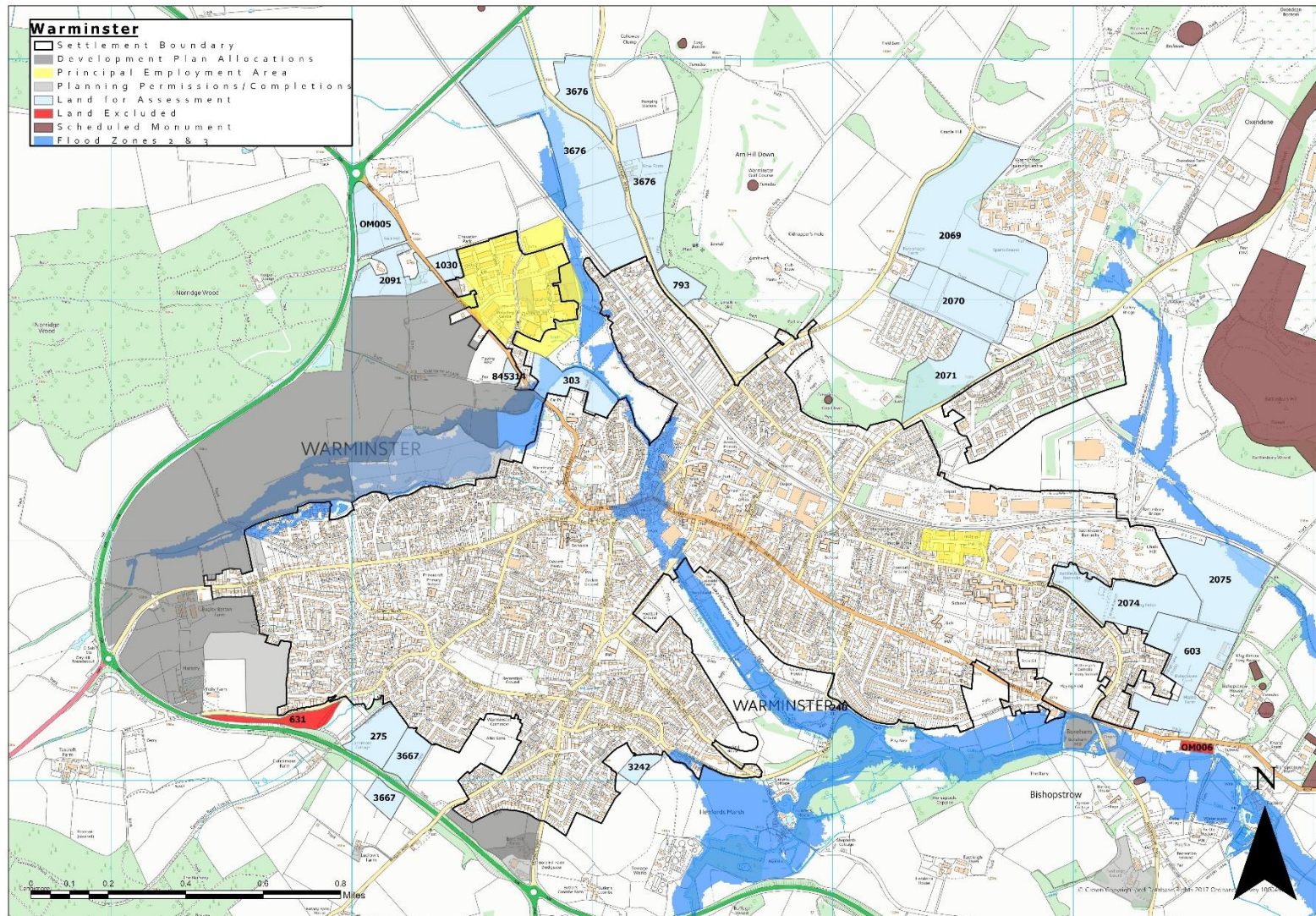


Figure 2 Map showing stage 1 SHELAA land excluded

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.

A. 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 – i.e. 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 site 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 site options 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.
 - 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 Warminster is shown in the table below:

Warminster Strategic Context

Context criteria	Detail
Long-term pattern of development	<p>Warminster has grown towards the east and west outwards from its historic town centre. The town is constrained to the south by Small Brook Meadows County Wildlife Site and Local Nature Reserve; and the River Wylfe Local Nature Reserve and flood zones 2 and 3 associated with the river. The Were (Swan River) connects to the River Wylfe at the south of the town and continues northerly through the town centre and extends to the east and north. Detached employment land to north-west is an example of growth within flood risk constraints at Warminster.</p> <p>The A36 comprises a physical limit to development to the west and south and the A350 comprises a limit to development in the north.</p> <p>Land allocated by the local plan includes a major urban extension to the west and small sites to the south, extending the settlement toward the A36, and east, extending the settlement along Boreham Road.</p> <p>Warminster Garrison and developed land within the Warminster settlement boundary, but detached from the main settlement boundary, are positioned to the north-east of the town.</p>
Significant environmental factors	<p>There are significant areas of flood risk associated with the River Wylfe in the south and south-east of the town and the Were to the north and north-west of the town.</p> <p>The River Wylfe forms part of the River Avon Catchment and River Avon Special Area of Conservation. The river flows from the south of the town towards the centre and follows the southern edge out towards the east.</p> <p>Smallbrook Meadows County Wildlife Site and Wiltshire Wildlife Trust Reserve are positioned to the south of the town and comprise approximately 21 hectares, the Smallbrook Meadows Local Nature Reserve and the River Wylfe Local Nature Reserve.</p> <p>The town centre is almost entirely within Warminster Conservation Area, this designation extends to the west and east, with the eastern boundary meeting the Warminster settlement boundary at Church Lane. Heritage impact is a key consideration for any development in this area.</p> <p>Bishopstrow Conservation Area to the east is a heritage constraint which is likely to limit the spread of the Warminster urban area in this direction.</p> <p>The north-east edges of the settlement are subject to historic landscape features including Bowl barrow on Arn Hill Down Scheduled Monument, Bowl barrow on the summit of Cop Heap Scheduled Monument and Battlesbury Camp Scheduled Monuments. These are accompanied by a varied topography and a high-quality landscape, restricting development opportunities, but also making heritage impacts a key consideration.</p> <p>The Salisbury Plain Special Protection Area, Special Area of Conservation and Site of Special Scientific Interest begin at Battlesbury Hill and extend to the north east. Further constraining growth to the north east and providing a key consideration for development in this area.</p>

	<p>The A36 is a physical limit of development to west and south. While the A350 is a limit to the north. The Portsmouth to Cardiff railway line runs through the town and is a manageable constraint to the north west and east.</p> <p>The Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and Norridge Wood Country Wildlife Site and ancient woodland are positioned to the west of the A36 and further limit opportunities for growth in the south and west, respectively.</p>
<p>Scale of growth and place shaping priorities</p>	<p>The emerging strategy looks to consolidate growth at Warminster, reflecting the significant number homes in the pipeline to deliver significant growth at the town.</p> <p>Place shaping priorities look to ensure growth takes consideration of the environmental constraints at the town and delivers infrastructure to support sustainable transport. The town centre is considered an area for improvement and regeneration, while indoor leisure facilities need to be enhanced.</p>
<p>Future growth possibilities for the urban area</p>	<p>A small proportion of additional land is required for additional growth. Opportunities presented include:</p> <ul style="list-style-type: none"> • Urban extension to the east. • Northern extension to Warminster West Urban Extension. • Large scale growth to the north-east. • Strategic opportunity in the north/north-west.

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
303	Land at Church Street						<p>The site is positioned north of Bath Road (B3414) and to the north-west of Warminster. The site encroaches on the gap between the main settlement of Warminster to the south and Warminster Business Park to the north. The initial traffic assessment identifies this site as being within 1000m of a congested corridor and there is an increased potential for traffic impacts arising from the development.</p> <p>The River Were runs from west to the east of the site, and as such the site is intersected at the west and surrounded on the north eastern boundary by Flood Zones 2 and 3 (following the water body) and is subject to fluvial and ground water flood risk. The extent of this risk and mitigation opportunities are to be explored further.</p> <p>The site adjoins the Warminster Conservation Area on the southern boundary and is positioned within the setting of Grade II* Parish Church of St Denys'. The mitigation of heritage impacts is to be considered.</p> <p>The site should go forward for further assessment as there does not appear to be any overriding significant impacts that justify rejecting the site at this stage.</p>	✓

SHELLAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
845314	Land Adjacent 89 Bath Road Warminster Wiltshire BA12 8PA						<p>The site is subject to a lapsed planning permission for a Gypsy/Traveller site.</p> <p>The site is positioned south of Bath Road (B3414) and to the north-west of Warminster. The initial traffic assessment identifies this site as being within 1000m of a congested corridor and there is an increased potential for traffic impacts arising from the development.</p> <p>In landscape terms, although adjoining an existing allocation, the site is positioned away from the settlement boundary and so development would be required to overcome any landscape impacts. Nonetheless, given that the site adjoins an existing allocation, opportunities to mitigate the impacts are likely.</p> <p>The site should go forward for further assessment as there does not appear to be any overriding significant impacts that justify rejecting the site at this stage.</p>	✓
1030	44 & 48 Bath Road						<p>This site is positioned to the north west of Warminster and adjoins the settlement boundary at Crusader/Warminster Business Park. The boundaries on all sides and particularly areas in the east of the site are subject to thick vegetation.</p> <p>The site falls east of Bath Road, 1500m away from a congested corridor and there is some potential for traffic impacts arising from the development.</p> <p>The site is positioned away from the main settlement boundary and development risks beginning to encroach on the countryside suggesting that there is a potential for landscape impacts. The extent of these and potential for mitigation is to be explored further.</p> <p>The site should go forward for further assessment as there does not appear to be any overriding significant impacts that justify rejecting the site at this stage.</p>	✓
OM005	Land at Brick Hill						<p>The site falls west of Bath Road. The site is 1500m away from a congested corridor and there is some potential for traffic impacts arising from the development.</p> <p>Due to the position of the site away from any existing built development, it is considered to have the potential to lead to urban encroachment on the countryside and a landscape impact as a result.</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							<p>This site does not adjoin an existing allocation or the settlement boundary. It does however adjoin Site 2091, which adjoins an existing allocation. As there are no significant physical boundaries between the two sites they should be combined.</p> <p>The position of the site away from the existing urban area means that there is less access to services at Warminster. However, this has not been assessed as an unacceptable level of accessibility to services and facilities.</p> <p>The site should go forward for further assessment as there does not appear to be any overriding significant impacts that justify rejecting the site at this stage.</p>	
2091	Land between Bath Road and A36						<p>The site falls west of Bath Road. The site is 1500m away from a congested corridor and there is some potential for traffic impacts arising from the development.</p> <p>There is a risk of landscape impacts through urban encroachment on the countryside as the site does not adjoin the settlement boundary. The site does however adjoin an existing allocation. Development that is well planned and subject to phasing could be able to overcome these landscape concerns and be appropriate in this location.</p> <p>The position of the site away from the existing urban area means that there is less access to services at Warminster. However, this had not been assessed as an unacceptable level of accessibility to services and facilities.</p> <p>As the site adjoins an existing allocation and is positioned between this and SHELAA site OM005, the lack of physical boundaries suggests that this site should be grouped with OM005.</p> <p>The site should go forward for further assessment as there does not appear to be any overriding significant impacts that justify rejecting the site at this stage.</p>	✓
275	Land at Warminster Common						<p>The site is positioned north of the A36, while Cannimore Road follows the western site boundary. Physically, the site slopes slightly away from the settlement boundary of Warminster.</p>	✓

SHELLAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							<p>Vegetation lines the southern boundary along the A36 forming a natural buffer between the site and the A road. It is within 500m of a congested corridor, suggesting that development is likely to lead to traffic impacts and the site is less favourable in traffic terms.</p> <p>The site adjoins the Warminster settlement boundary to the north. The site has been assessed as being subjected to reduced access to services and facilities at the town, however this does not constitute an unacceptable level of access to services and facilities.</p> <p>The lack of physical barriers suggests that this site should be grouped with part of site 3667 to the east (north of A36).</p> <p>The site should go forward for further assessment as there does not appear to be any overriding significant impacts that justify rejecting the site at this stage.</p>	
3667	Land south of Wren Close, Warminster						<p>This site lies to the north and south of the A36. It falls south of Wren Close and Swallow Close, which are situated within the Warminster settlement boundary.</p> <p>Physically, the site is raised in parts, with land rising up and away from the Warminster settlement boundary. Thus, in landscape terms the site, is somewhat enclosed, sitting in a small valley. This is likely to lead to reduction of the developable area.</p> <p>The site adjoins the Warminster settlement boundary to the north. The site has been assessed as being subjected to reduced access to services and facilities at the Town.</p> <p>To be grouped with 275. The boundary of the site is reduced so that it does not include land south of A36 which forms a major physical boundary within the site, in addition to vegetation lining the A road.</p> <p>The site should go forward for further assessment as there does not appear to be any overriding significant impacts that justify rejecting the site at this stage.</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
3242	Land adjacent to Fanshaw Way						<p>The site adjoins the Warminster settlement boundary on only its north-eastern edge. To the west is amenity greenspace associated with a 1990s residential development to the north. The site has a varied topography, sloping downwards away from the settlement boundary.</p> <p>Landscape issues relate to the potential for urban encroachment due to the site's relationship with the existing settlement boundary, but the site is of sufficiently small scale to be overcome through careful management of the open boundary.</p> <p>Current access to the site is off Ashley Coombe to the west of the site. The site does not seem to be well related to more suitable residential roads and the traffic assessment found that the site is within 1000m of a congested corridor and there is an increased potential for traffic impacts arising from the development.</p> <p>The site has been assessed as being subjected to reduced access to services and facilities at the Town, however this does not constitute an unacceptable level of access to services and facilities.</p> <p>There is a potential for groundwater flooding across the entirety of the site, further investigation including mitigation opportunities to manage flood risk are required.</p> <p>The site should go forward for further assessment as there does not appear to be any overriding significant impacts that justify rejecting the site at this stage.</p>	✓
603	Land East of the Dene						<p>The site is situated north of Boreham Road. It is within 1500m of a congested corridor and there is some potential for traffic impacts arising from the development.</p> <p>The site has been assessed as having poorer access to services and facilities at the Town, however this does not constitute an unacceptable level of access to services and facilities.</p> <p>The eastern boundary of this site adjoins Bishopstow Conservation Area and is closely related to a number of listed buildings. There is a potential for adverse heritage impacts on nearby Grade II listed buildings, the designed setting of Bishopstow House and Battlesbury Hill Scheduled Monument, as well as the setting of Bishopstow Conservation Area. The site was removed from</p>	✓

SHELLAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							<p>the Wiltshire Housing Sites Allocation Plan on these grounds, but there is an opportunity for further assessment of a reduced scheme situated in the north west of the site.</p> <p>Given the above and location of this site, insofar as its position within a larger eastern group of sites, it is to be grouped with 2074 and 2075.</p> <p>The site should go forward for further assessment as there does not appear to be any overriding significant impacts that justify rejecting the site at this stage.</p>	
2074	Land North of Woodcock Road (Warminster 6)						<p>The site is positioned to the east of Warminster and adjoins the settlement limits along all but the eastern boundary. While the site is not made up of any built development, it is currently in use as training/playing fields as part of the Battlesbury Barracks complex. Woodcock road is positioned to the south of the site and initial traffic assessment provides that the site is within 1500m of a congested corridor.</p> <p>Land around this site contributes to the setting of Scheduled Battlesbury Camp, as a result heritage impact and need for mitigation is considered likely.</p> <p>Due to the position of the site, it would be logical to consider its delivery alongside the other sites to the east of Warminster. Therefore, it is to be grouped with sites 2075 and 603.</p> <p>The site should go forward for further assessment as there does not appear to be any overriding significant impacts that justify rejecting the site at this stage.</p>	✓
2075	Land south of the Railway Line (Warminster 7)						<p>A small part of the western boundary adjoins the settlement boundary to the west. The railway line follows the northern boundary of the site, while tracks provide access to the site. The initial traffic assessment provides that the site is within 1500m of a congested corridor and there is some potential for traffic impacts arising from the development.</p> <p>The site has been assessed as having less to services and facilities at the town, although this level of access is not considered unacceptable.</p>	✓

SHELAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							<p>Land around this site contributes to the setting of Scheduled Monument - Battlesbury Camp, as a result heritage impact and need for mitigation is considered likely. In landscape terms there is a risk that developing this site will lead to a loss of views to and from Battlesbury, Scratchbury and Middle Hill. Site 2075 is considered to be the most sensitive in landscape terms.</p> <p>Although a small part of the boundary adjoins the settlement boundary, particularly in achieving access, there is sense in considering the site as part of the cluster of sites on the east of Warminster and thus, it is to be grouped with sites 2074 and 603.</p> <p>The site should go forward for further assessment as there does not appear to be any overriding significant impacts that justify rejecting the site at this stage.</p>	
2069	North Warminster (Warminster 1)						<p>The site is approximately 500m from the settlement boundary, positioned to the east of Cracle Hill. It is poorly related to the town of Warminster, but adjoins garrison/MOD development, adjoins the site along the eastern boundary. The site rises significantly towards the northern part, which the east of the site is subject to some development for sports pitches. The initial traffic assessment has highlighted that this site is within 1500m of a congested corridor and there is some potential for traffic impacts arising from the development.</p> <p>The site has been assessed as being subjected to reduced access to services and facilities at the Town, however this does not constitute an unacceptable level of access to services and facilities.</p> <p>In landscape terms, development in the south site is considered to be more suitable for development, while development to the north would be more likely to lead to landscape impacts.</p> <p>It is not clear at this stage how access would be achieved, but when taking account of the position of this site away from the settlement boundary, (on its own it would be excluded from further consideration) it is necessary for any future assessment to consider the site along 2071 and 2070.</p> <p>The site should go forward for further assessment as there does not appear to be any overriding significant impacts that justify rejecting the site at this stage.</p>	✓

SHELLAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
2070	Land North of Elm Hill (Warminster 2)						<p>The site is positioned to the north of Elm Hill. There is built garrison/MOD development to the south of the site at Elm Hill, although not within situated within the Warminster settlement boundary. The initial traffic assessment has outlined that the site is within 1000m of a congested corridor and there is an increased potential for traffic impacts arising from development.</p> <p>The site does not adjoin the settlement boundary. It does adjoin Site 2069 to the north and Site 2071 to the south, although vehicular access to Elm Hill and tree lining is apparent along the southern boundary. Due to a lack of major physical constraints on the boundaries, the site should be considered alongside 2069 and 2071 as part of any further assessments.</p> <p>The site should go forward for further assessment as there does not appear to be any overriding significant impacts that justify rejecting the site at this stage.</p>	✓
2071	Land South of Elm Hill (Warminster 3)						<p>There is a large amount of vegetation situated in the south of this site. The site is subject to some topographical limitations in the south with land sloping away from Cop Heap to the south-west. These constraints are less apparent in the northern part of the site.</p> <p>The site is positioned to the north-west of Imber Road and to the south of Elm Hill. The initial traffic assessment outlines that the site is within 1000m of a congested corridor, suggesting that there is an increased potential for traffic impacts arising from development.</p> <p>The site adjoins the settlement boundary at Imber Road to the south-east and is to be grouped with 2069 and 2070 which alone are not related to the settlement boundary despite nearby garrison/MOD development.</p> <p>The site should go forward for further assessment as there does not appear to be any overriding significant impacts that justify rejecting the site at this stage.</p>	✓
793	Westbury Road						<p>The site is positioned to the north west of Warminster and to the north of Westbury Road. The initial traffic assessment has indicated that this site is within 500m of a congested corridor and development has a higher potential traffic impact.</p>	✗

SHELLAA Reference	Site Address	Accessibility	Flood Risk	Heritage	Landscape	Traffic	Stage 2A and Stage 2B - Overall judgement	Taken Forward
							All boundaries of the site are lined by trees. The site is directly adjoined by Arn Hill County Wildlife site to the north and east. The site has prominent views across the valley with a gentle rise that would make mitigation difficult. The site is also at the base of Arn Hill Down a prominent landscape feature with wooded green infrastructure slopes. This site would effectively breach the line of the road which acts as a barrier between the urban form and sensitive rural landscape. Consequently, this site should be excluded on landscape grounds.	
3767	Land at New Farm, Warminster						<p>The site is positioned to the north-west of Warminster, with parcels positioned to the west and east of Westbury Road. The site is situated north east of Crusader Business Park and Warminster Business Park. It is separated by the railway line, which runs adjacent to the western boundary of the westernmost plot.</p> <p>The initial traffic assessment provides that the majority of the site is within 1500m of a congested corridor and there is some potential for traffic impacts arising from the development.</p> <p>Land along the western boundary, following the railway line, is subject to flood risk, including both Flood Zones 2 and 3. Potential impacts need to be investigated further.</p> <p>While the entirety of the site is sensitive in landscape terms, the north of the site, which lies near to the A350, and the site's surroundings are highly sensitive as it is situated further away from the settlement. The site meets the Warminster settlement boundary at a well-defined urban edge, which is considered a sensitive rural edge to the town. This landscape sensitivity, the large size of the site and proximity to Arn Hill Down, suggests landscape impacts, which require further detailed assessment and consideration of mitigation, likely reducing the developable area.</p> <p>The site has been assessed as being subjected to reasonable access to services and facilities at the Town. Less access is identified in the north of the site.</p> <p>The site should go forward for further assessment as there does not appear to be any overriding significant impacts that justify rejecting the site at this stage.</p>	✓

The following sites have been combined:

Ref	Reason
OM005, 2091	These sites adjoin one another and together could form an extension to the WCS allocation.
275, 3677	Site 275 and the east of 3677 are not subject to any physical barriers. The western part of 3677 is to be excluded at this stage as it is positioned to the west of the A350 and therefore lacks connectivity to the rest of the site.
2069, 2070, 2071	These sites are believed to be under the same ownership and adjoin one another. Sites 2069 and 2070 do not adjoin the settlement boundary themselves.
2074, 2075, 603	These sites are well related making up much of the land on the eastern edge of the Town. The sites are not subject to any significant physical boundaries and any mitigation of impacts on heritage and landscape is most likely achieved through developing the site as a single parcel.

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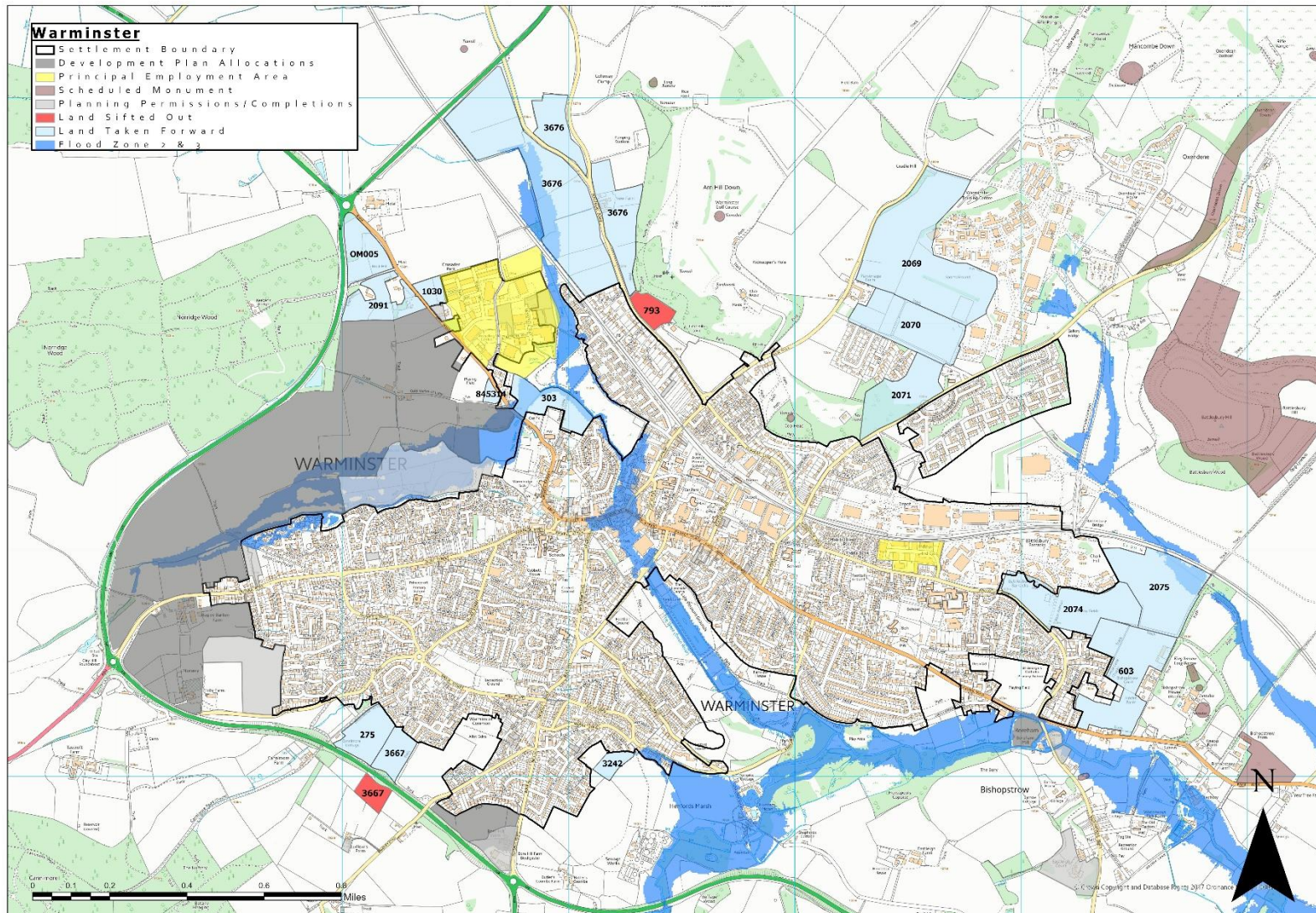


Figure 3 Map showing results of Stage 2 SHELAA land sifting

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.

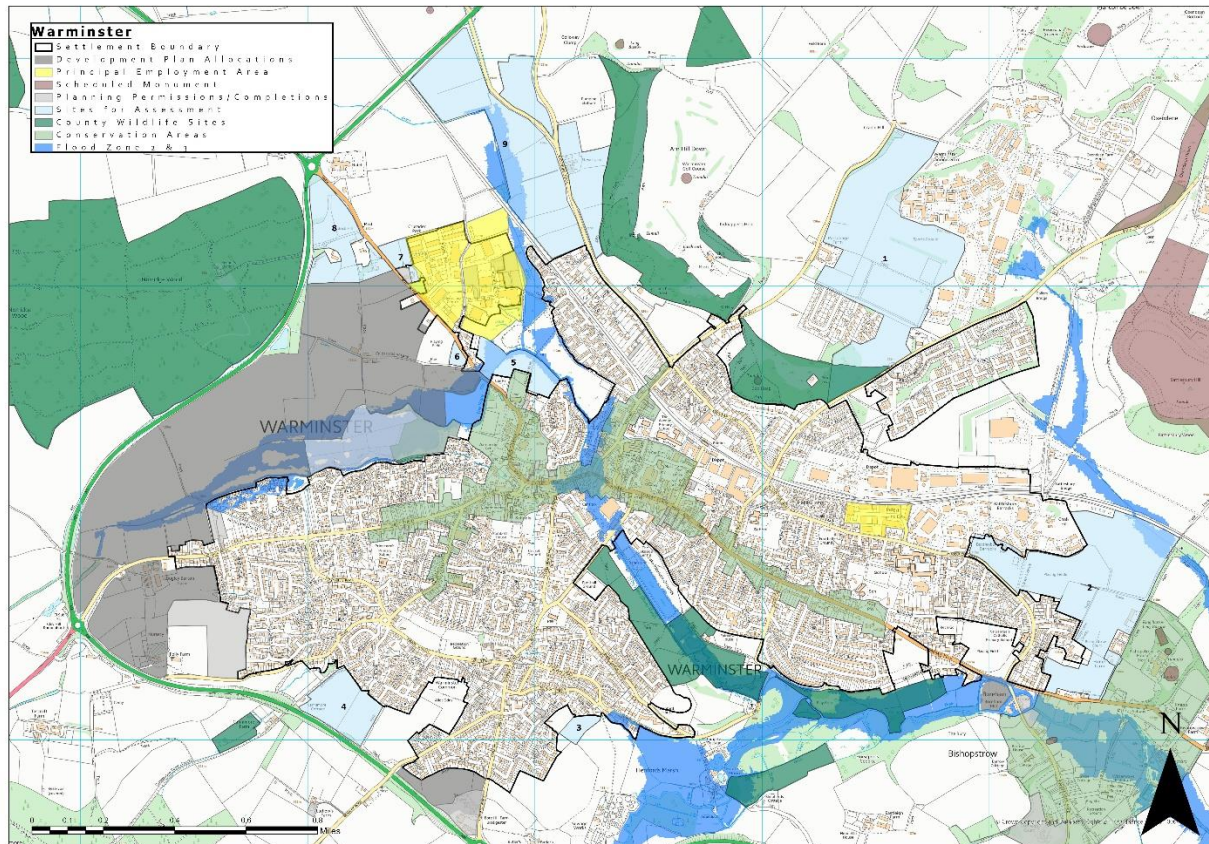


Figure 4 Map showing pool of potential development sites