

Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report

ATKINS

Annex I

Atkins and Wiltshire Council

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ANNEX 1

SITE OPTIONS ASSESSMENT TABLES

A.1. Amesbury Community Area Remainder

Amesbury Community Area Remainder - Stage 3 Site Assessment Tables

Sites considered in this Area of Search

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

Sites being taken forward by Wiltshire Council from this stage to Stage 4

None.

Shrewton

Site S146 - Land to the west of Tanner's Lane and south of the Hollow, Shrewton

Site context

Site size: 19.27 ha Site capacity: approximately 289 dwellings

This is an agricultural site stretching over three distinct fields from the centre of Shrewton to the east of the site, over to the A360 and open countryside to the west.

The topography of the land is variable, rising to the north. Telegraph poles cross the site.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>The site constitutes pasture on sloping chalk, with appearance of some improvement and grazing. There is a moderate risk that much of the site could support calcareous grassland, albeit this is unlikely to be in good condition. There is a tree-lined lane and potentially mixed deciduous woodland at northern boundary. The evidence indicates that there are significant ecological issues for habitats or species protected under European or domestic legislation, or could be contradictory to Wiltshire Core Strategy Core Policy 50. Ecological assessments, together with appropriate, robust mitigation and enhancement strategies are likely to be required for this site.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>There is a tree-lined lane at the northern boundary which forms a habitat which could contribute to connectivity to the wider landscape. Potentially mixed deciduous woodland on the northern boundary of the site. Connecting habitats should be retained to enable provision/maintenance of green corridors and buffer zones could provide protection and enhancement to existing habitats.</p> <p>The site falls within the visitor catchment of the Salisbury Plain SPA and an appropriate assessment would be needed to understand the potential effects of recreational disturbance.</p> <p>The site also falls within the River Avon catchment area. The River Avon/Till SSSI/SAC is approximately 60m east of the site, and 60m north of the site (at the closest points). The HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the River Avon SAC through increased water abstraction, particularly with regards to flow targets at the River Till. Mitigation is not considered possible, therefore it is not possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process. Consequently, this option should be rejected on these grounds.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>A tree-lined lane at northern boundary forms a habitat which could contribute to connectivity to wider landscape. There is potentially mixed deciduous woodland on northern boundary. Connecting habitats should be retained to enable provision/maintenance of green corridors.</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>The site is very large and could notionally accommodate multifunctional green infrastructure, including corridors and incorporating/maintaining the tree-lined lane at northern boundary which could contribute to connectivity to wider landscape.</p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/species?</p>	<p>The site has potential for calcareous grassland. Potentially mixed deciduous woodland on the site's northern boundary. Ecological assessment with appropriate, robust mitigation and enhancement strategies are likely to be required for this site to ensure appropriate regard to BAP habitats and species.</p>
<p>7. Consider the findings of the HRA in site selection and design?</p>	<p>The HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the River Avon SAC through increased water abstraction. Mitigation is not considered possible, consequently it will not be possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process; therefore it is recommended that options at the village are removed from the plan at this stage of the process.</p>

8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features but there is potentially deciduous woodland at the northern boundary.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. Appropriate assessment of the potential effects of recreational disturbance is required should the site be taken forward to the next stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	The site does not fall within one of the Council's current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).

Assessment outcome (on balance) - - -

SUMMARY OF SA OBJECTIVE 1

This very large site is on agricultural land, which generally has limited ecological value due to the nature of the land use. There is a moderate risk that much of the site could support calcareous grassland and features at the boundaries such as hedgerows and trees may support protected species.

The site falls within the visitor catchment of the Salisbury Plain SPA, appropriate assessment would be required in order to assess potential effects from recreational disturbance.

The site is closely located within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process.

In the light of the adverse effects considered likely on the River Avon SAC through water abstraction and the inability to mitigate for this, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site occupies a large track of land on the north-western edge of Shrewton which is a sustainable location for development in line with Core Policy 1 of the Wiltshire Core Strategy. Due to its extent the site is within varying walking/cycling distances to the centre of the village (300-1,100m) where the post office/food store is located. The school is approx. 250m away from the site (at its closest point). While residents may rely upon use of the private car to reach higher order services and facilities there is also a regular (hourly) bus service available to Salisbury from the centre of the village (40 min travel time).</p> <p>This is an extensive site and development would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Locating development in the eastern sector of the site would bring it closer to the village centre.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The development of the site for housing would take up greenfield land so re-use of previous developed land is not achievable.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>There is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. It is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team</p>
<p>5. Protect and enhance soil quality?</p>	<p>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence of ground contamination for this site.</p>
<p>6. Protect the best and most versatile agricultural land?</p>	<p>There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be moderate.</p>
<p>7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?</p>	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>

Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 2

The site is undeveloped and located on the edge of a large village which is generally a sustainable location for limited growth in accordance with the Core Strategy. The site is extensive and its western sector is further away from the village. In general the development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Whilst this site option would result in undeveloped land being occupied by housing, the western part

of the site is remote from the village with poor connections to Shrewton. This could be mitigated by concentrating development in the eastern sector of the site. Although the grade of agricultural land is not known, given the scale of development this could result in a moderate adverse effect if the land were BMV. On balance, moderate adverse impacts are likely on this objective and mitigation measures are considered problematic.

SA objective 3. Use and manage water resources in a sustainable manner

Decision Aiding Questions. Will the development site...

<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>Capacity appraisals need to be undertaken by Wessex Water in relation to both the supply of fresh water supply as well as foul drainage for which there is currently limited capacity. Additional development flows will exceed capacity at the treatment works. This is not likely to hinder the delivery of the site by 2026.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In the light of capacity issues, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water, particularly in relation to foul drainage. Investment into foul water infrastructure is likely to be required. There is limited capacity in local fresh water distribution mains. A capacity appraisal will be necessary to determine the scope of network reinforcements.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. Alternative harvesting systems such as underground tanks need to be explored in order to proactively manage surface water runoff from developments.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Investigation of on-site and off-site capacity to manage surface water/discharge to sewerage systems would need to be undertaken. There is limited capacity in local foul water systems which will require a capacity appraisal, and offsite connecting sewer.</p> <p>The site is within a sensitive groundwater area so will require testing and monitoring for at least 12 months to determine the level of ground water. While no absolute constraints have been identified it is important to note that the underlying chalk may be susceptible to seasonal groundwater levels. Monitoring of groundwater levels will be required to determine a suitable storm water disposal system which may have an impact on the size and area of development. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>The western half of the site is wholly within Groundwater Source Protection Zone (SPZ) 3, and partly within Zones 1 and 2.</p> <p>SPZ1 (inner protection zone) is defined as the 50-day travel time from any point below the water table to the abstraction source. This zone has a minimum radius of 50 metres. SPZ1 represents the immediate area around a borehole where remediation of pollution is unlikely to be achievable within available timescales, such as in less than 50 days. Therefore development would there may be a significant effect which would need mitigation; further advice would need to be sought from the Environment Agency.</p> <p>The site is within a sensitive groundwater area so will require testing and monitoring for at least 12 months to determine the</p>

	<p>level of ground water. While no absolute constraints have been identified it is important to note that the underlying chalk may be susceptible to seasonal groundwater levels. Monitoring of groundwater levels will be required to determine a suitable storm water disposal system which may have an impact on the size and area of development. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p> <p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p> <p>The site is in 60m proximity (at its closest point) to the River Till, which drains into the River Avon, so there is potential for surface water pollution caused by surface water runoff.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the catchment of the Hampshire Avon. Current public water abstraction at Shrewton is known to impact on flows in the River Till.</p>
<p>Assessment outcome (on balance) - - -</p>	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p>This is a very large site on the north western edge of Shrewton. The western half of the site is wholly within Source Protection Zone 3, and partly within Zones 1 and 2. Location within Source Protection Zone 1 in particular is considered to be a significant adverse effect. Groundwater monitoring and devising a suitable storm water disposal system would be required. Detailed site investigations and capacity appraisals for sewerage and fresh water connection to determine the required investment into network and treatment capacity improvements will also be required. Parts of the site are in close proximity to a watercourse (River Till SAC) which drains into River Avon, so there is potential for surface water pollution caused by surface water runoff. As the evidence currently does not rule out adverse effects on the River Avon/Till SAC due to water abstraction, a major adverse effect is envisaged on the aim of the SA Objective 3.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. The development is within 200-1,100m of key services and facilities and therefore accessible by foot and cycle, although the western part of the site is located</p>

	<p>further away from the village. A bus service from the centre of the village enables travel to Salisbury on a regular basis during working hours. This could limit the extent of additional traffic emanating from the site.</p> <p>Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes and may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. A traffic noise assessment will be required.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Due to the site size and overall number of dwellings which could be constructed a significant amount of traffic could be generated.
4. Seek to reduce development in or near to AQMAs ¹ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with Wiltshire Core Strategy Core Policy 55 to address environmental impacts.
6. Seek to contribute to air quality	Development of this site is likely to increase traffic on local roads, which may impact on local air quality. The development is

improvements by locating new development so as to reduce the need to travel by private car?	within 200-1,100m of key services and facilities and therefore accessible by foot and cycle, although the western part of the site is located further away from the village. This could limit the extent of additional traffic emanating from the site but due to the site size and overall number of dwellings which could be constructed a significant amount of traffic could be generated.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with Wiltshire Core Strategy Core Policy 55 to address environmental impacts.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 4	
<p>The site does not fall within a designated AQMA. Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips. A noise assessment for road traffic will be required. Technical measures and locating the development in the eastern part of the site could result in a reduction of car trips as village centre including facilities and services would be more accessible by way of walking and cycling could mitigate some of the effects on local air quality. Overall the site option will have a minor adverse effect on this objective.</p>	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources will be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	

SUMMARY OF SA OBJECTIVE 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall and consequently a minor adverse effect is likely on the objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?

The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However the site lies approximately 40m to the west of the Flood Zone 2/3 associated with the River Till (at its closest point).

However, any proposals for development of this site should be informed by a site specific flood risk assessment (FRA) as the site is greater than 1ha in size. As part of any assessment and drainage strategy for development, groundwater levels should be monitored in accordance with the Council's Groundwater Strategy. In addition, any drainage strategy for the development of the site should have regard to CIRIA guidance, Part E, Chapter 25.

The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.

2. Ensure that development can adapt to the predicted future impacts of climate change?

As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:

- hotter summers;
- milder winters;
- increased periods without rain;
- increased intensity in rainfall; and
- more extreme weather events.

Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials)

3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The ability of any development to accommodate SuDS on site is currently unknown at this time in the light of geological conditions and the need for groundwater monitoring Mitigation could be problematic
4. Minimise the risk of flooding to people and property (new and existing development)?	<p>The site falls within Flood Zone 1 but Flood Zones 2&3 lie within 40 and 60m respectively. Due to its size a Flood Risk Assessment will be required at application stage for this site.</p> <p>However, consideration would need to be given to the control/management of surface and groundwater having regard to factors such as local topography.</p> <p>There is a need for separate surface water outfalls as pre-requisite. There are downstream properties subject to sewer flood risk. Foul water system in the area is subject to groundwater induced sewer flooding.</p>
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 5b</p> <p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However the site is approximately 40m west of the Flood Zone 2/3 associated with the River Till at the closest point. There is also an area of Flood Zone 2/3 60m north of the site. Site investigations and monitoring will be required prior to devising appropriate solutions for surface water management given the underlying geology and topography of the site to protect people and properties from flooding, including lower-lying areas. Potential mitigation measures may include storm water tanks. There is a need for separate surface water outfalls as pre-requisite. There are downstream properties subject to sewer flood risk. Foul water system in the area is subject to groundwater induced sewer flooding. On the basis of the available evidence mitigation measures can be developed to address potentially significant effects on the objective arising from this site option but the topography of the site, especially in the areas closer to the village may make this more problematic, so overall the effects on this objective are considered to be moderate adverse.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site or Scheduled Monuments. Shrewton does not have a conservation area.
2. Ensure appropriate archaeological	A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity

assessment prior to development?	rating. As a (large) greenfield site, there may be potential for archaeological assets below ground. The archaeological potential of the site is medium/high and as a result an archaeological assessment will be required. On the basis of available evidence, any future planning applications on the site should be supported by an assessment to determine archaeological significance within the site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing would deliver housing that could maintain and enhance local distinctiveness through high quality design. There is no Conservation Area at Shrewton.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no heritage sites identified being at risk.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not in proximity to these designations.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 6	
<p>Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, WHSs, Scheduled Monuments or conservation areas.</p> <p>As a large greenfield site, there may be potential for archaeological assets below ground. The archaeological potential to be medium/high, and an archaeological assessment will be required. A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating.</p> <p>Overall the evidence suggests a minor adverse effect on this objective.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	

Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>Based on the Landscape Character Assessment this site can be described as High Chalk Plain in good condition with strong strength of character. The strategy is to conserve the landscape character. The site falls into a Special Landscape Area. The site is sloping, with hedgerows and ecological destinations nearby. Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space.</p> <p>Inter-visibility is high and the site is visually sensitive (skyline). It is suggested to restrict housing to lower slopes closest to settlement and requirement for green infrastructure within housing layout to mitigate potential visual impacts.</p> <p>It is considered that housing development at this site would result in potential landscape and visual impacts. However they could be successfully mitigated with robust mitigation and enhancement strategies. If the site were to be developed, housing should be restricted to the lower slopes closest to the settlement and requirement for Green Infrastructure within housing layout to mitigate potential visual impacts.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	If the site were to be developed, housing should be restricted to the lower slopes closest to the settlement and requirement for Green Infrastructure within housing layout to mitigate potential visual impacts.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space.
4. Conserve and enhance areas with landscape designations and take account of their management	The site falls into a Special Landscape Area. Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space.

objectives, in particular for the three local AONBs ² ?	
5. Protect rights of way, open space and common land?	A PRoW runs through the site which should be protected from development.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site does not fall into or impact onto the West Wiltshire Green Belt.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 7	
<p>Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space. Inter-visibility is high and the site is visually sensitive (skyline). Housing should be concentrated on the lower slopes closest to settlement with a requirement for green infrastructure within housing layout to mitigate potential visual impacts. A PRoW runs through the site which should be protected from development.</p> <p>It is considered that housing development at this site would result in potential landscape and visual impacts. However they could be successfully mitigated with robust mitigation and enhancement strategies but this may ultimately require concentration of development in less sensitive sections of the site. On that basis, potentially significant effects could be mitigated in landscape terms and therefore the site option is considered to have minor adverse effects on this objective.</p>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The whole SHLAA site provides capacity for up to approximately 289 residential units which contributes towards Wiltshire's housing targets. The site would be subject to an affordable housing requirement in line with local and national requirements.
2. Support the provision of a range of	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality,

house types and sizes to meet the needs of all sectors of the community?	sustainable homes across all types and tenures which could contribute to affordable housing need identified in the local needs survey.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and housing market area (HMA) targeted needs given the site size and notional capacity which purely in land provision terms would provide sufficient flexibility.
4. Have regard to the settlement hierarchy?	The whole SHLAA site provides capacity for up to approximately 289 residential units. In accordance with local plan policy, the allocation and development of the site should appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. A lower number of units may have to be derived to account for mitigation measures identified in this assessment.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	On the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area to meet needs as the plan has been in abeyance up until very recently.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities that is not being met by neighbourhood planning initiatives. The western part of the site would be remote from the village.
Assessment outcome (on balance) + + +	
SUMMARY OF SA OBJECTIVE 8	
The whole SHLAA site provides capacity for up to approximately 289 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire's housing targets, including affordable homes. Due to its overall capacity there remains sufficient flexibility to provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures. Overall the site would have a major positive effect on this objective; however mitigation measures identified in this assessment may result in a reduction of the overall site size and capacity.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to consider the layout and design of neighbouring residential areas to achieve physical integration and create spaces which do

	not pose a potential danger for residents and visitors during day/night-time.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. The low density nature of neighbouring development may support this type of development on site and would need to be considered more holistically as part of a development proposal. The site is within 200-1,100m of village facilities which generally would encourage walking and cycling and a healthier lifestyle.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Core Policy 45 and 46 in the Core Strategy require development to respond to the changing needs of the population locally, including the needs of the elderly. Lifetime Homes for example could be integrated into the development alongside other types of properties needed locally as evidenced through the local housing needs survey. Overall the development could also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	In accordance with national policy/local plan policy, the site is sustainably located as there are 2 doctor's surgeries in Shrewton. However NHS data suggests that there is a capacity gap at the local surgeries and would unlikely support development of 289 homes. Mitigation would be required to support additional patient demand.
5. Maximise opportunities within the most deprived areas?	The site falls into LSOA 045D which is amongst the 20% least deprived neighbourhoods in the country. Development at this site is not likely to have adverse impacts on deprivation in the local area but has the potential to have a positive impact by providing affordable housing where it is needed.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The village is serviced by a regular bus service to Salisbury. Part of the site lies adjacent to existing residential areas and if a reduced development was concentrated there it would not be isolated from the rest of the community. The western part of the site would be remote from the village and poorly accessible by walking/cycling so the eastern part would be better connected to the village. Proximity to the village centre would also enable people without access to the car to reach local services and bus stops on foot.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>Shrewton Primary School is currently full and forecast to remain so. The school site is small so it would not be possible to expand the school on its current site. However there is currently a nursery located into the school building. If this could be relocated the school could grow by one class (max 30 pupils). A maximum of 100 houses would be required in order for this solution to work. Evidence therefore suggests that additional development in the village would place significant burden on the local school/nursery. However, development may have the potential to assist in addressing existing infrastructure constraints. As such, by virtue of its size, the site may have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new nursery on part of the site.</p> <p>Amesbury Stonehenge School (Secondary) currently has some surplus places but the school will require expansion to cater for Military Basing, housing at Kings Gate and a rising demographic. The school could therefore be expanded further if</p>

	necessary.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 9	
<p>The development itself could integrate measures to improve walking and cycling opportunities and promote design of buildings to meet the needs of the population. The development would also positively contribute to the low level of deprivation and could contribute to the extension of the school/relocation of the nursery. However, mitigation would be required in order to accommodate the increase in patient demand for health services. Overall, it is considered that the site option would have a minor adverse effect on this objective.</p>	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Additional internal space would be required to integrate schemes for example which encourage walking and cycling, and residential areas with shared spaces between vehicles and pedestrians/cyclists. The low density nature of neighbouring development may support this type of development on site and would need to be considered more holistically as part of a development proposal. The centre of Shrewton is unsuitable to cater for significant residential development having very few footways, and poor roads for pedestrians to use.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Additional internal space would be required to integrate schemes for example which encourage walking and cycling, and residential areas with shared spaces between vehicles and pedestrians/cyclists.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	Development of the site may provide opportunities in general to improve cycling and walking routes to local services/facilities; but roads in Shrewton centre are generally not conducive to walking and cycling. While there is a regular bus service it is considered that residents will predominantly rely on the car.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 10	
<p>The allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. School and GPs are within walking distance. Due to the size of the site it could facilitate walking/cycling infrastructure; however in general the centre of Shrewton is considered to be non-conducive to pedestrian traffic due to poor roads and few footways. The size of the development will generate minor additional vehicle movements on the local road network, especially through private car use. On balance the effects on the objective are considered to be moderately adverse since some aspects of mitigation</p>	

could be problematic.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.

Assessment outcome (on balance) + + +

SUMMARY OF SA OBJECTIVE 11

Development will increase the local population significantly and contribute to the local economy through use of local shops and services. By providing an increase in workforce in the medium-long term, it is expected that development in this location would support the viability of local services, facilities and businesses of Shrewton and in the wider area.

On balance it is considered that the effects on the objective would be major positive on this objective.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. In addition, there are no employment areas in Shrewton whose vitality and viability could be protected and enhanced by development. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the wider community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away.

Assessment outcome (on balance) +

SUMMARY OF SA OBJECTIVE 12

The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on SA Objective 12.

Site S150 – Land north of the A360, Shrewton

Site context

Site size: 10.3 ha Site capacity: approximately 156 dwellings

This is an agricultural field to the south east of the settlement bordered by the A360 to the south, and open countryside on the other borders of the site. The site is located to the south east of the village from which it is separated by SHLAA site S151.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The site is on agricultural land, which generally has limited ecological value due to the nature of the land use, though the features at the boundaries such as hedgerows and trees may support protected species and should be retained. There are mature trees on the southern boundary and within the centre of the site. Ecological assessment and further details on the proposals will be required to accurately assess likely impacts. There is potential to create or enhance habitats through development of the site.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	<p>The site falls within the visitor catchment of the Salisbury Plain SPA and an appropriate assessment would be needed to understand the potential effects of recreational disturbance.</p> <p>The site falls within the River Avon catchment area. The River Avon/Till SSSI/SAC is approximately 200m south west of the site. The HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the River Avon SAC through increased water abstraction, particularly with regards to flow targets at the River Till. Mitigation is not considered possible, therefore it is not possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process. Consequently, this option should be rejected on these grounds.</p>
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features. The site is in proximity to PRow to the south-east which provides access to the countryside.
4. Require protection and provision of green corridors and river corridors,	The site is on agricultural land, which generally has limited ecological value due to the nature of the land use, though the features at the boundaries such as hedgerows and trees may support protected species and should be retained. There are

with use of buffer strips, where necessary?	mature trees on the southern boundary and within the centre of the site. Ecological assessments and further details on the proposals will be required to accurately assess likely impacts and advise on corridors to be protected.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements as it is currently of relatively limited ecological value; taking into account some of the higher value features such as trees and hedgerows.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the River Avon SAC through increased water abstraction. Mitigation is not considered possible, consequently it will not be possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process; therefore it is recommended that options at the village are removed from the plan at this stage of the process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the 6.4km buffer zone of the Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required should the site be taken forward to the next stage of the site selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	The site does not fall within one of the Council's current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).

Assessment outcome (on balance) - - -

SUMMARY OF SA OBJECTIVE 1

The site is on agricultural land, which generally has limited ecological value due to the nature of the land use, though the features such as hedgerows and trees may support protected species And should be retained There are mature trees on the southern boundary and within the centre of the site.

The site falls within the visitor catchment of the Salisbury Plain SPA, appropriate assessment would be required in order to assess potential effects from recreational disturbance.

The site is closely located to and within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process.

In the light of the adverse effects considered likely on the River Avon SAC through water abstraction and the inability to mitigate for this, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. However the edge of village location may require sensitive design to accommodate for the village/countryside transition as the land rises in north-south direction which would result in part of the development being in a prominent position at the approach to the village. In addition, the site is detached from the village and be comparatively isolated in the south-eastern part of Shrewton, with undeveloped fields to the north and east. At its closest point the post office and village shop are within 900m of the site and the school approximately 1,100m. The recreation ground and surgery are located further away. The nearest bus stop on Salisbury Road is approximately 600m away which provides access to Salisbury and Shrewton village centre.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>This is a greenfield site and therefore maximising reuse of previous developed land is not achievable.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</p> <p>The site is located on greenfield land and it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
<p>5. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team</p>
<p>6. Protect and enhance soil quality?</p>	<p>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage of potential soil contamination.</p>
<p>7. Protect the best and most versatile agricultural land?</p>	<p>There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.</p>

8. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p>There is no evidence to suggest that appropriate density levels could not be achieved at this site although the topography will have to be considered when designing development. The site is not located on previously developed land; the site is greenfield and therefore would not require remediation. There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site however given the size of the site the impact on BMV, if present, is considered minor to negligible; and the site does not fall within a Mineral Safeguarding Area or safeguarding zone associated with waste developments.</p> <p>However the site is relatively isolated due to its location in the extreme south-east of Shrewton which reduces the site's physical connectivity to the village and its facilities/services, and public transport, and would result in a relatively isolated development surrounded by undeveloped land. Overall there would be a moderate adverse effect on this objective, given mitigation would be problematic.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	Capacity appraisals need to be undertaken by Wessex Water in relation to both the supply of water as well as foul drainage for which there is currently limited capacity. Additional development flows will exceed capacity at the treatment works. This is not likely to hinder the delivery of the site by 2026.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In the light of capacity issues, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water, particularly in relation to foul drainage. Investment into foul water infrastructure is likely to be required. There is limited capacity in local fresh water distribution mains. A capacity appraisal will be necessary to determine the scope of network reinforcements.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. Alternative harvesting systems such as underground tanks need to be explored in order to proactively manage surface water runoff from developments.
4. Consider the need for adequate provision of surface water and foul drainage?	Investigation of on-site and off-site capacity to manage surface water/discharge to sewerage systems would need to be undertaken. There is limited capacity in local foul water systems which will require a capacity appraisal, and offsite connecting sewer.

	<p>The site is within sensitive groundwater area so will require testing and monitoring for at least 12 months to determine the level of ground water. While no absolute constraints have been identified it is important to note that the underlying chalk may be susceptible to seasonal groundwater levels. Monitoring of groundwater levels will be required to determine a suitable storm water disposal system which may have an impact on the size and area of development. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>The site is not within a Source Protection Zone but is within a sensitive groundwater area. Monitoring of groundwater levels will be required to determine a suitable storm water disposal system which may have an impact on the size and area of development. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p> <p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p> <p>The site is in 220m proximity (at its closest point) to the River Till, which drains into the River Avon, so there is potential for surface water pollution caused by surface water runoff as the land slopes into that direction.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the River Avon (Hampshire) catchment and lies within 220m of the River Till SAC. The site falls within the catchment of the Hampshire Avon. Current public water abstraction at Shrewton is known to impact on flows in the River Till.</p>
<p>Assessment outcome (on balance) - - -</p>	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p>The site is not within a Source Protection Zone but is within a sensitive groundwater area. Groundwater monitoring and devising a suitable storm water disposal system would be required. Detailed site investigations and capacity appraisals for sewerage and fresh water connection to determine the required investment into network and treatment capacity improvements will also be required. There is potential for surface water pollution caused by surface water runoff into the River Till. As the evidence currently does not rule out adverse effects on the River Avon/Till SAC due to water abstraction, major adverse effects are envisaged on the aim of SA Objective 3.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air</p>

	<p>quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local traffic, which may impact on local air quality. The development is within 900-1,100m of key services and facilities (bus stop: 600m).</p> <p>Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes and landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. A noise assessment should be carried out with respect to car traffic.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMA ³ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with Wiltshire Core Strategy Core Policy 55 to address environmental impacts.

6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on the SAC. Where necessary, air quality strategies will be developed and implemented in accordance with Wiltshire Core Strategy Core Policy 55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 4</p> <p>The site does not fall within a designated AQMA. Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips but a noise assessment should be carried out due to the impacts from car traffic. The fact that the site is relatively isolated and within approximately 1,000m to key services may not assist in reducing car traffic from the site. On balance it is considered that the potential effects on this objective are minor adverse.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	

SUMMARY OF SA OBJECTIVE 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall. On balance a minor adverse effect is envisaged on the objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?

The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is some 150m north of the Flood Zone 2/3 associated with the River Till but the land rises towards the candidate site. While the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses an investigation of off-site connection arrangements may need to be undertaken, particularly if such connections are identified as lying within critical flood zones.

However, any proposals for development of this site should be informed by a site specific flood risk assessment (FRA) as the site is greater than 1ha in size. As part of any assessment and drainage strategy for development, groundwater levels should be monitored in accordance with the Council's Groundwater Strategy. In addition, any drainage strategy for the development of the site should have regard to CIRIA guidance, Part E, Chapter 25.

The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.

2. Ensure that development can adapt to the predicted future impacts of climate change?

As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:

- hotter summers;
- milder winters;
- increased periods without rain;
- increased intensity in rainfall; and
- more extreme weather events.

Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and

	spaces (general design and robust materials)
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The ability of any development to accommodate SuDS on site is currently unknown at this time in the light of geological conditions and the need for groundwater monitoring Mitigation could be problematic.
4. Minimise the risk of flooding to people and property (new and existing development)?	<p>The site falls within Flood Zone 1 but Flood Zones 2&3 lie within 40 and 60m respectively. Due to its size a Flood Risk Assessment will be required at application stage for this site.</p> <p>However, consideration would need to be given to the control/management of surface and groundwater having regard to factors such as local topography.</p> <p>There are downstream properties subject to sewer flood risk. Foul water system in the area is subject to groundwater induced sewer flooding.</p>
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 5b	
<p>The site is located within Flood Zone 1 but while flooding from watercourse is deemed unlikely investment into surface water mitigation measures will be required. The site would require planning application for comprehensive development to be supported by a Flood Risk Assessment. Investigation of off-site connection arrangements may need to be undertaken, particularly if such connections are identified as lying within critical flood zones. The topography of the site may also play a role in this – the land slopes and the potential of surface water run-off to lower-lying areas would have to be investigated. There is a need for separate surface water outfalls as pre-requisite. There are downstream properties subject to sewer flood risk. Foul water system in the area is subject to groundwater induced sewer flooding.</p> <p>On balance the effects on the objective would be moderate adverse since some aspects of mitigation could be problematic.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site and Scheduled Monuments. There is no conservation area in Shrewton. However, there are a number of listed buildings to the south west of the site and there may be an adverse impact on the setting of existing listed buildings such as a Grade II church. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development.
2. Ensure appropriate archaeological	As a greenfield site, there may be potential for archaeological assets below ground which may require further evaluation and

assessment prior to development?	mitigation. A high level archaeological assessment has been carried out which considers the archaeological potential to be low/medium, and that an archaeological assessment will be required at any subsequent planning application stage. A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	There are no relevant buildings on site which could be re-used.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing would deliver housing that could maintain and enhance local distinctiveness through high quality design. There is no Conservation Area at Shrewton.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no such buildings on site. However the impacts of development on the setting of existing listed buildings such as a Grade II church are considered to be significant.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not in proximity to the Stonehenge and Avebury WHS.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 6	
<p>Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site, Scheduled Monuments or conservation areas.</p> <p>However, development will have significant impact on rural setting of several listed buildings including a Grade II church and a Heritage Impact Assessment would need to be undertaken in support of any planning application.</p> <p>There may be potential for archaeological assets below ground, the potential is low/medium. An archaeological assessment will be required at any subsequent planning application stage.</p> <p>On balance, the effects of the development on the objective would be moderate adverse as mitigation may be problematic.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local	

distinctiveness and sense of place

Decision Aiding Questions. Will the development site...

1. Protect and enhance the landscape character and scenic quality of the countryside?	The landscape character is described as High Chalk Plain – in good condition, with strong strength of character, and the strategy is to conserve the landscape character. The site falls into a Special Landscape Area. The site is described as sloping and highly visible in the landscape with mature trees covering parts of the site. Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space. Inter-visibility is described as 'high' with sensitive receptors present (residential). Overall it is considered that development at this site would result in irreversible landscape and visual impacts that could not be successfully mitigated.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure. If the site were to be developed then there should be a requirement for Green Infrastructure within the housing layout to mitigate potential visual impacts.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The site is abutted by private land with no PRoW. This would prevent access to the wider countryside.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ⁴ ?	The site falls into a Special Landscape Area. The site would avoid higher value landscape designations such as the AONB.
5. Protect rights of way, open space and common land?	There are no such designations at this location.

6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site does not affect the Green Belt.
Assessment outcome (on balance) - - -	
SUMMARY OF SA OBJECTIVE 7 While the site is not within the AONB and could deliver green infrastructure It is considered that development at this site would result in irreversible landscape and visual impacts due to its prominence in the landscape and the presence of mature trees on site. It is considered that these impacts could not be successfully mitigated. Access to the wider countryside is considered poor. On that basis the development would likely result in a major adverse effect against SA Objective 7 since no satisfactory mitigation is possible.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The whole SHLAA site has capacity for up to approximately 156 residential units which contributes towards Wiltshire's housing targets. However, it should be noted that this number of dwellings could be reduced through the necessary mitigation set out in this assessment. The site would be subject to affordable housing requirements in local and national policy. Depending on the total number of dwellings agreed for the site it can be assumed that the site would provide an adequate supply of affordable housing.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures. In 2013, a Housing Needs Survey identified a minimum need over the next three years (to July 2016) for 12 subsidised rented dwellings and 4 shared ownership dwellings
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs given the site size and notional capacity which purely in land provision terms would provide sufficient flexibility. However the total developable area could be reduced given the constraints identified under other SA Objectives.
4. Have regard to the settlement hierarchy?	The whole SHLAA site provides capacity for up to approximately 156 residential units. In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. A lower number of units may have to be derived to account for mitigation measures identified in this assessment.
5. Ensure an adequate provision of housing in settlements to accommodate employment	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.

expansion?	
6. Consider the emerging Neighbourhood Plans?	On the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area to meet needs as the plan has been in abeyance up until very recently.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	While an adequate number of dwellings could be achieved by considering various mitigation measures the site is considered to be detached from the village especially if the SHLAA site to the north west remained undeveloped.
Assessment outcome (on balance) + + +	
SUMMARY OF SA OBJECTIVE 8	
The whole SHLAA site provides capacity for up to approximately 156 residential units (though this could be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire's housing unit targets and affordable housing provision. Overall the site's effects are considered to be major positive against the aim of this objective.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to consider the layout and design of neighbouring residential areas especially to the east to achieve physical integration and create spaces which do not pose a potential danger for residents and visitors during day/night-time.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes internally for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This would need to be considered more holistically as part of a development proposal. Externally, the site is within 1,000m of village facilities such as the shop/post office, and the school, and within approx. 1,800m of the recreation ground. This may increase the likelihood that residents use the private car.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire. Core Policy 45 and 46 in the Core Strategy require development to respond to the changing needs of the population locally, including the needs of the elderly. Lifetime Homes for example could be integrated into the development alongside other types of properties needed locally as evidenced through the local housing needs survey. Overall the development could also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and	In accordance with national policy/local plan policy, the site is sustainably located as there are 2 doctor's surgeries in Shrewton. However NHS data suggests that there is a capacity gap at the local surgeries and mitigation will be required to increase

that they are able to cope with the additional demand?	patient demand.
5. Maximise opportunities within the most deprived areas?	The site falls into LSOA 045D which is amongst the 20% least deprived neighbourhoods in the country. Development at this site is not likely to have adverse impacts on deprivation in the local area but has the potential to have a positive impact by providing affordable housing where it is needed.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy. However, the site does is not within safe walking distance of the village centre or bus stop. Accordingly, there is the potential for future occupiers to feel isolated if they do not have access to a car.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>Shrewton Primary School is currently full and forecast to remain so. The school site is small so it would not be possible to expand the school on its current site. However there is currently a nursery located into the school building. If this could be relocated the school could grow by one class (max 30 pupils). A maximum of 100 houses would be required in order for this solution to work. Evidence therefore suggests that additional development in the village would place significant burden on the local school/nursery. However, an appropriate level of development may have the potential to assist in addressing existing infrastructure constraints. As such, by virtue of its size, the site may have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new nursery on part of the site.</p> <p>Amesbury Stonehenge School (Secondary) currently has some surplus places but the school will require expansion to cater for Military Basing, housing at Kings Gate and a rising demographic. The school could therefore be expanded further if necessary.</p>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 9	
<p>Due to the isolated nature of the site some 1,000m outside the village core would not aid in creating inclusive and self-contained communities. The development has the potential to meet educational and health requirements. However mitigation would be required in relation to the primary school expansion/nursery relocation. Overall, due to its location and mitigation requirements, the effects are considered to be moderate adverse on this objective.</p>	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	While internally the development could accommodate measures such as shared space and adequate provision for walking and cycling there are no footways on the A360 which would not increase safe walking accessibility. Cyclists would have to share the road with cars. In addition the distance to facilities such as schools and the recreation ground may discourage walking and cycling. The proposed development is likely to generate an increase in pedestrian traffic on a busy Class 1 road lacking adequate footways with consequent additional hazards to all users of the road. A footpath/cycle path could be provided on site

	to link the site with the village but third party consent would be required as the site is bordered by private land toward the village centre.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Additional space would be required to integrate schemes for example which encourage walking and cycling such as residential areas with shared spaces between vehicles and pedestrians/cyclists. As there are no footways on the A360 developer contributions would be required to connect the site with the village via third party land (S151) and potentially on the opposite site of the A360 via a crossing.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located to the south east of Shrewton. The site is 1,000m from the services and amenities in Shrewton, and is isolated from the existing built form with no adequate footways on the A360. A bus service is available at the village centre which would enable access to Salisbury City Centre within approx. 40 minutes but the distance (600m) to the bus stop and the lack of footways could discourage potential users.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 10	
The site is located to the south east of Shrewton. The site is some distance (1,000m +) from the services and amenities in Shrewton, and is isolated from the existing built form. The site would access directly onto the A360 which has no footways something which would increase its poor connectivity for non-car users. The village is serviced by the Salisbury Reds Bus (2) route but this would not be within safe walking distance of the site. Mitigation such as provision of footways via third party land may prove problematic. For those reasons the effects of the site option on the objective are considered to be moderate adverse.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Shrewton.
Assessment outcome (on balance) + + +	

SUMMARY OF SA OBJECTIVE 11

Development will increase the local population, could contribute to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term it is expected that development in this location would support the viability of local services, facilities and businesses of Shrewton and the wider area. Overall it is considered that there are major benefits on this objective.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. In addition, there are no employment areas in Shrewton whose vitality and viability could be protected and enhanced by development. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the wider community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away.

Assessment outcome (on balance) +**SUMMARY OF SA OBJECTIVE 12**

The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on SA Objective 12.

Site S151 – Land South of Nettley Farm, Shrewton**Site context**

Site size: 4.85 ha Site capacity: approximately 109 dwellings.

This is an agricultural, greenfield site immediately south east of Shrewton. The A360 runs along the southern boundary of the site.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation. There is no evidence that the site hosts habitats which would be fragmented by development. The site is on agricultural land, which generally has limited ecological value due to the nature of the land use, though the features at the boundaries such as hedgerows and trees may support protected species and should be retained. An ecological assessment and further details on the proposals will be required however to accurately assess likely impacts. There is potential to create or enhance habitats through development of the site.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	<p>The site falls within the visitor catchment of the Salisbury Plain SPA and an appropriate assessment would be needed to understand the potential effects of recreational disturbance.</p> <p>The site also falls within the River Avon catchment area. The River Avon/Till SSSI/SAC is approximately 285m away from the site, separated from the site by development. The HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the River Avon SAC through increased water abstraction, particularly with regards to flow targets at the River Till. Mitigation is not considered possible, therefore it is not possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process. Consequently, this option should be rejected on these grounds.</p>
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features. The site is in proximity to a PRoW to the south-east which provides access to the countryside.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The site is on agricultural land, which generally has limited ecological value due to the nature of the land use, though the features at the boundaries such as hedgerows and trees may support protected species and should be retained. Full ecological assessments and further details on the proposals will be required to accurately assess likely impacts.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure. The development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation.
6. Ensure all new developments have regard to and protect BAP habitats/ species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements as it is currently of relatively limited ecological value.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the River Avon SAC through increased water abstraction. Mitigation is not considered possible, consequently it will not be possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process; therefore it is

	recommended that options at the village are removed from the plan at this stage of the process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within 6.4km of the Salisbury Plain SPA. Appropriate assessment of the potential effects of recreational disturbance is required should the site be taken forward to the next stage of the site selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	The site does not fall within one of the Council's current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).

Assessment outcome (on balance) - - -

SUMMARY OF SA OBJECTIVE 1

The site is on agricultural land, which generally has limited ecological value due to the nature of the land use, though the features at the boundaries such as hedgerows and trees may support protected species and should be retained. An ecological assessment and further details on the proposals will be required to accurately assess likely impacts. There is potential to create or enhance habitats through development of the site.

The site falls within the visitor catchment of the Salisbury Plain SPA, appropriate assessment would be required in order to assess potential effects from recreational disturbance.

The site is closely located to and within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process.

In the light of the adverse effects considered likely on the River Avon SAC through water abstraction and the inability to mitigate for this, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. However the edge of village location may require sensitive design to accommodate for the village/countryside transition as the slopes which may result in part of the development being in a prominent position at the approach to the village. At its closest point the post office and village shop are within 600m of the site and the school approximately 700m. The recreation ground and surgery are located further away. The nearest bus stop on Salisbury Road is approximately 300m away which provides access by bus to Salisbury and Shrewton village centre.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>This is a greenfield site and therefore maximising reuse of previously developed land is not achievable.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</p> <p>The site is located on greenfield land, and it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team</p>
<p>5. Protect and enhance soil quality?</p>	<p>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage of potential soil contamination.</p>
<p>6. Protect the best and most versatile agricultural land?</p>	<p>There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.</p>
<p>7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?</p>	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 2

The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. However the edge of village location may require sensitive design to accommodate for the village/countryside transition. The site is on the edge of the village adjacent to residential areas. It lies within 600m of the village core including the school which is a reasonable distance. There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible. The site is not located on previously developed land; the site is greenfield and therefore would not require remediation. On balance the site option would have a minor adverse effect on the objective as it would result in development of a greenfield site for housing.

SA objective 3. Use and manage water resources in a sustainable manner

Decision Aiding Questions. Will the development site...

1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	Capacity appraisals need to be undertaken by Wessex Water in relation to both the supply of water as well as foul drainage for which there is currently limited capacity. Additional development flows will exceed capacity at the treatment works. This is not likely to hinder the delivery of the site by 2026.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In the light of capacity issues, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water, particularly in relation to foul drainage. Investment into foul water infrastructure is likely to be required. There is limited capacity in local fresh water distribution mains. A capacity appraisal will be necessary to determine the scope of network reinforcements.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. Alternative harvesting systems such as underground tanks need to be explored in order to proactively manage surface water runoff from developments.
4. Consider the need for adequate provision of surface water and foul drainage?	Investigation of on-site and off-site capacity to manage surface water/discharge to sewerage systems would need to be undertaken. There is limited capacity in local foul water systems which will require a capacity appraisal, and offsite connecting sewer. Highway drainage is at capacity so no connections are available. The site is within a sensitive groundwater area so will require testing and monitoring for at least 12 months to determine the level of ground water. While no absolute constraints have been identified it is important to note that the underlying chalk may be susceptible to seasonal groundwater levels. Monitoring of groundwater levels will be required to determine a suitable storm water disposal system which may be problematic to mitigate and have an impact on the size and area of development. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.
5. Protect, and where possible, improve surface, ground and	The site not within a Source Protection Zone but is within a sensitive groundwater area. Monitoring of groundwater levels will be required to determine a suitable storm water disposal system which may be problematic to mitigate and have an impact on

drinking water quality?	<p>the size and area of development. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p> <p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p> <p>The site is in 285m proximity (at its closest point) to the River Till, which drains into the River Avon, so there is potential for surface water pollution caused by surface water runoff as the land slopes into that direction.</p>
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the River Avon (Hampshire) catchment and lies within 220m of the River Till SAC. The site falls within the catchment of the Hampshire Avon. According to the HRA Screening current public water abstraction at Shrewton is known to impact on flows in the River Till.
Assessment outcome (on balance) - - -	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p>The site is not within a Source Protection Zone; therefore it is unlikely that there would be any significant effect. The site falls within the River Avon (Hampshire) catchment and lies within 285m of the River Till SAC. Given the notional site capacity development careful consideration would need to be given to impact of water usage and discharge on biodiversity. Given the capacity of the site, development would lead to a limited increase in demand for water. Overall the evidence suggests that investments in water infrastructure/sewerage/storage are necessary, subject to agreement/consent with relevant undertakers, to develop the site some of which could be problematic. The site falls also within the River Avon (Hampshire) catchment. According to the HRA Screening current public water abstraction at Shrewton is known to impact on flows in the River Till. Development of the site would therefore have a major adverse effect on SA Objective 3.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maintain and improve local air quality?	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. It is recognised that the development is within 700m of key services and facilities. A bus stop exists and can be reached within 300m. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes and may also</p>

	include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. A noise assessment of road traffic will be required.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ⁵ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on the SAC. Where necessary, air quality strategies will be developed and implemented in accordance with Wiltshire Core Strategy Core Policy 55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.

7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on the SAC. Where necessary, air quality strategies will be developed and implemented in accordance with Wiltshire Core Strategy Core Policy 55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 4</p> <p>The site does not fall within a designated AQMA. The site is located on the edge of the village but within 700m/300m of services and bus stop which could encourage residents to walk/cycle. Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips and a noise assessment will be required in regard to road traffic. Development is likely to increase local traffic, which may adversely affect air quality. Measures must be implemented to mitigate emission levels in line with the council's policies and Air Quality Strategy, such as landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Overall the effects on the objective are considered to be minor adverse mainly due to the overall increase in local traffic and noise/air pollution but measures can be taken to mitigate emission levels.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	

SUMMARY OF SA OBJECTIVE 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in ‘Delivering strategic objective 2: to address climate change’ and the related ‘Core Policy 41: Sustainable construction and low carbon energy’ of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall resulting in a minor adverse effect on this objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. While the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses an investigation of off-site connection arrangements may need to be undertaken, particularly if such connections are identified as lying within critical flood zones.</p> <p>However, any proposals for development of this site should be informed by a site specific flood risk assessment (FRA) as the site is greater than 1ha in size. As part of any assessment and drainage strategy for development, groundwater levels should be monitored in accordance with the Council’s Groundwater Strategy. In addition, any drainage strategy for the development of the site should have regard to CIRIA guidance, Part E, Chapter 25.</p> <p>The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials)</p>
<p>3. Promote provision of surface</p>	<p>The ability of any development to accommodate SuDS on site is currently unknown at this time in the light of geological</p>

water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	conditions and the need for groundwater monitoring. Mitigation could be problematic.
4. Minimise the risk of flooding to people and property (new and existing development)?	<p>The site falls within Flood Zone 1. Due to its size a Flood Risk Assessment will be required at application stage for this site.</p> <p>However, consideration would need to be given to the control/management of surface and groundwater having regard to factors such as local topography. There are downstream properties subject to sewer flood risk. Foul water system in the area is subject to groundwater induced sewer flooding.</p>
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 5b</p> <p>The site is located within Flood Zone 1 but while flooding from watercourse is deemed unlikely, investment into surface water mitigation measures will be required as the underlying geology is likely to prevent the implementation of SuDS. Investigation of off-site connection arrangements may need to be undertaken, particularly if such connections are identified as lying within critical flood zones. The topography of the site may also play a role – the land slopes and the potential of surface water run-off to lower-lying areas would have to be investigated. There are downstream properties subject to sewer flood risk. Foul water system in the area is subject to groundwater induced sewer flooding. The site would require planning application for comprehensive development to be supported by a Flood Risk Assessment. On balance it is considered that mitigation measures could potentially be problematic to mitigate. Overall the development would likely result in moderate adverse effects on this objective.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	There are a number of listed buildings to the south west of the site, separated by the A360. Development of the site may affect the setting of these assets and their significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are unlikely but in the event they arise, they would seem capable of mitigation. There is no conservation area in Shrewton.
2. Ensure appropriate archaeological assessment prior to development?	A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating. As a greenfield site, there may be potential for archaeological assets below ground which may require further evaluation and mitigation. A high level archaeological assessment has been carried out which considers the archaeological potential to be medium/high, but that further archaeological assessment will be required at application stage.

3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented. In accordance with legislation and national policy/local plan policy, the development of the site would promote the re-use of historical / locally significant buildings.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing would deliver housing that could maintain and enhance local distinctiveness through high quality design. There is no Conservation Area at Shrewton.
5. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not in proximity to the Stonehenge and Avebury WHS
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 6</p> <p>A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating. Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site, Scheduled Monuments or conservation areas. However, there are a number of listed buildings to the south west of the site – the setting and significance of which may be affected by development at this site, hence a Heritage Impact Assessment would need to be undertaken in support of any planning application. As a greenfield site, there may be potential for archaeological assets below ground. The archaeological potential is medium/high, and therefore an archaeological assessment will be required at any subsequent planning application stage. On balance it is considered that the site would likely have a minor adverse effect on this objective and mitigation is achievable.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The Landscape Character Assessment defines this area as High Chalk Plain in good condition, with strong strength of character. The strategy is to conserve the landscape character. The site falls into a Special Landscape Area. Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space. The site is located at the urban fringe, is sloping, and has a medium inter-visibility. It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. If the site were to be developed then there should be a requirement for Green Infrastructure within the housing layout to mitigate potential visual impacts.
2. Aid in the delivery of a network of	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a

multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	comprehensive network of Green Infrastructure. If the site were to be developed then there should be a requirement for Green Infrastructure within the housing layout to mitigate potential visual impacts.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The site is abutted by private land with no PRoW which would prevent access to the wider countryside.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ⁶ ?	The site falls into a Special Landscape Area. The site does not fall within higher value designations such as the AONB.
5. Protect rights of way, open space and common land?	There are no such designations at this location.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 7

Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space. The site is located at the urban fringe, is sloping, and has a medium inter-visibility. It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. If the site were to be developed then there should be a requirement for Green Infrastructure within the housing layout to mitigate potential visual impacts. The site development would not affect rights of way, open space and common land but the site is abutted by private land with no PRoW which would prevent access to the wider countryside. Overall

the effects of the site option on this objective are considered to be minor adverse.

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The whole SHLAA site has capacity for up to approximately 109 residential units which contributes towards Wiltshire's housing targets. However, it should be noted that this number of dwellings could be reduced through mitigation set out in this assessment. The development would be subject to affordable housing requirements based on local and national policy requirements. Depending on the total number of dwellings agreed for the site it can be assumed that the site would provide an adequate supply of affordable housing.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures. In 2013, a Housing Needs Survey identified a minimum need over the next three years (to July 2016) for 12 subsidised rented dwellings and 4 shared ownership dwellings.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs given the site size and notional capacity which purely in land provision terms would provide sufficient flexibility.
4. Have regard to the settlement hierarchy?	The whole SHLAA site provides capacity for up to approximately 109 residential units (though this could be reduced through mitigation set out in this assessment), which contributes towards Wiltshire's housing targets.
5. Ensure an adequate provision of housing to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	On the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area to meet needs as the plan has been in abeyance up until very recently.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	The land lies adjacent to residential areas so development would result in a natural extension to the existing built form. The site lies within 700m of the village core which could encourage walking and cycling.

Assessment outcome (on balance) + + +

SUMMARY OF SA OBJECTIVE 8

The whole SHLAA site provides capacity for up to approximately 109 residential units (though this may be reduced through the mitigation set out in this assessment),

which contributes towards Wiltshire's housing unit targets. The site option would have a major positive effect on this objective.

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities

Decision Aiding Questions. Will the development site...

<p>1. Promote design of buildings and spaces to reduce crime and the fear of crime?</p>	<p>In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to consider the layout and design of neighbouring residential areas especially to the east to achieve physical integration and create spaces which do not pose a potential danger for residents and visitors during day/night-time.</p>
<p>2. Promote design of buildings and spaces to reduce obesity?</p>	<p>Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This would need to be considered more holistically as part of a development proposal. The site is within 700m of village facilities such as the shop/post office, and the school.</p>
<p>3. Promote the design of buildings and spaces to meet the changing needs of the population?</p>	<p>In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire. Core Policy 45 and 46 in the Core Strategy require development to respond to the changing needs of the population locally, including the needs of the elderly. Lifetime Homes for example could be integrated into the development alongside other types of properties needed locally as evidenced through the local housing needs survey. Overall the development could also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.</p>
<p>4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?</p>	<p>In accordance with national policy/local plan policy, the site is sustainably located as there are two doctor's surgeries in Shrewton. However NHS data suggests that there is a capacity gap at the local surgeries and mitigation will be required to increase patient demand.</p>
<p>5. Maximise opportunities within the most deprived areas?</p>	<p>The site falls into LSOA 045D which is amongst the 20% least deprived neighbourhoods in the country. Development at this site is not likely to have adverse impacts on deprivation in the local area but has the potential to have a positive impact by providing affordable housing where it is needed.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>The site is considered to be situated at the south-eastern edge of the village with facilities located within 700m. The village is serviced by a regular bus service to Salisbury and the nearest bus stop is approximately 300m away on Salisbury Road.</p>
<p>7. Support the development of community campuses?</p>	<p>Development of community campuses is directed to the town level and therefore this is not appropriate for this site.</p>
<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand</p>	<p>Shrewton Primary School is located approximately 700m away from the site. The school is currently full and forecast to remain so. The school site is small so it would not be possible to expand the school on its current site. However there is currently a nursery located into the school building. If this could be relocated the school could grow by one class (max 30 pupils). A</p>

generated from the site?	<p>maximum of 100 houses would be required in order for this solution to work. Evidence therefore suggests that additional development in the village would place significant burden on the local school/nursery. However, an appropriate level of development may have the potential to assist in addressing existing infrastructure constraints. As such, by virtue of its size, the site may have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new nursery on part of the site.</p> <p>Amesbury Stonehenge School (Secondary) currently has some surplus places but the school will require expansion to cater for Military Basing, housing at Kings Gate and a rising demographic. The school could therefore be expanded further if necessary.</p>
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Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 9

The site could assist in mitigating demands in respect of primary education through facilitating the relocation of the nursery. Mitigation could also be required in respect of health facilities in order to respond to an increase in patient demand. On balance the site option is considered to have a minor adverse effect on this objective.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could potentially provide opportunities to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located to the south east of the Large Village of Shrewton. The site is 700m from the services and amenities in Shrewton, and would abut residential areas at its northern boundary. There is limited probability of reducing out-commuting given the limited employment offer at Shrewton and the need to travel to other higher order settlements to access employment. A bus service is available on Salisbury Road (300m) which would enable access to Salisbury City Centre within approx. 40 minutes. A bus service is available at the village centre which would enable access to Salisbury City Centre within approx. 40 minutes but no footways/crossings exist to enable residents to access the bus stops for example at Salisbury Road.

Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 10

The site is located to the south east of the Large Village of Shrewton. The site is within 700m from the services and amenities in Shrewton, and lies adjacent to existing residential areas. The site would access directly onto the A360 which has no footways in this sector something which would result in poor connectivity for non-car users. A crossing may have to be provided. The village is serviced by the Salisbury Reds Bus (2) route but this is hard to reach from the site. Mitigation measures to improve walking and cycling opportunities may prove problematic. For those reasons the effects on this objective would be moderate adverse.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Shrewton.

Assessment outcome (on balance) + + +

SUMMARY OF SA OBJECTIVE 11

Development will increase the local population, could contribute to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. It is expected that development in this location would support the viability of local services, facilities and businesses of Shrewton. Overall it is considered that it is likely that there would be no adverse effect and development will have major benefits against this objective.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. In addition, there are no employment areas in Shrewton whose vitality and viability could be protected and enhanced by development. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the wider community area.
2. Provide a focus for development in	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal

Salisbury and Trowbridge?	Settlements located some distance away.
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Assessment outcome (on balance) +

SUMMARY OF SA OBJECTIVE 12

The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on SA Objective 12.

Site S152 – Land at Rolleston Manor Farm, Shrewton

Site context

Site size: 0.28ha Site capacity: approximately 8 dwellings

Small site on edge of the settlement. Immediately adjacent to listed building so likely to be significant historic impact concerns. Good vehicular access directly onto A360 but site is relatively isolated from amenities in the village.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	This is a small grassed / hard standing site, which is unlikely to have any ecological value. The evidence base indicates there are few or no ecological issues in relation to this site. However, the precautionary principle must be applied and an ecological assessment at site level to support individual planning applications will be required.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in	The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area, though ecological assessment would be required. The site also falls within the River Avon catchment area. The River Avon/Till SSSI/SAC is also close by. The HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the River Avon SAC through increased water abstraction, particularly with regards to flow targets at the River Till. Mitigation is not considered possible, therefore it is not possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process. Consequently, this option should be rejected on these grounds.

a net gain?	
3. Result in greater community engagement with biodiversity?	The site is very small and once developed there would be no or very little potential for this on site. However the site is in proximity to PRowS to the south-east which provide access to the countryside.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The site is very small and once developed there would be no or very little potential for this on site.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The site is very small and once developed there would be no or very little potential for this on site.
6. Ensure all new developments have regard to and protect BAP habitats/ species?	This is a small grassed / hard standing site, which is unlikely to have any ecological value.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the River Avon SAC through increased water abstraction. Mitigation is not considered possible, consequently it will not be possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process; therefore it is recommended that options at the village are removed from the plan at this stage of the process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. Further assessment of the potential effects of recreational disturbance is required.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	The site does not fall within one of the Council's current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).

Assessment outcome (on balance) - - -

SUMMARY OF SA OBJECTIVE 1

The site falls within the visitor catchment of the Salisbury Plain SPA, appropriate assessment would be required in order to assess potential effects from recreational disturbance.

The site is closely located to and within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process.

In the light of the adverse effects considered likely on the River Avon SAC through water abstraction and the inability to mitigate for this, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is very small and has capacity for 8 dwellings. Development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. However the site is located approx. 1,000m away from the village core (including school, shop, post office) and 600m from the bus stop.
2. Maximise reuse of previously developed land where possible/appropriate?	The site constitutes grassland with some hard standing. The development of the site for housing would not maximise the potential of previously developed land in line with local plan and national policy.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield land and it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
5. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
6. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence of soil contamination on this site.

7. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
8. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p>The site is not located on previously developed land; the site is greenfield and therefore would be unlikely to require remediation. The site is unlikely to comprise high quality agricultural land, however in the event it was based on the scale and location of the site any loss would be minor to negligible. The site is not located within a Mineral Safeguarding Area so not sterilisation of viable mineral resources will occur. The distance to local services and public transport may discourage residents to walk/cycle although alternative (safe) routes are available in principle. Hence the effects of this site option would be minor adverse on this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	Capacity appraisals need to be undertaken by Wessex Water in relation to both the supply of water as well as foul drainage for which there is currently limited capacity. Additional development flows will exceed capacity at the treatment works. This is not likely to hinder the delivery of the site by 2026.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In the light of capacity issues, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water, particularly in relation to foul drainage. Investment into foul water infrastructure is likely to be required. There is limited capacity in local fresh water distribution mains. A capacity appraisal will be necessary to determine the scope of network reinforcements.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. Alternative harvesting systems such as underground tanks need to be explored in order to proactively manage surface water runoff from developments.
4. Consider the need for adequate provision of surface water and foul drainage?	Investigation of on-site and off-site capacity to manage surface water/discharge to sewerage systems would need to be undertaken. There is limited capacity in local foul water systems which will require a capacity appraisal, and offsite connecting sewer.

	<p>The site is within a sensitive groundwater area so will require testing and monitoring for at least 12 months to determine the level of ground water. While no absolute constraints have been identified it is important to note that the underlying chalk may be susceptible to seasonal groundwater levels. Monitoring of groundwater levels will be required to determine a suitable storm water disposal system which may be problematic to mitigate and have an impact on the size and area of development. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>The site is not within a Source Protection Zone but is within a sensitive groundwater area so will require testing and monitoring. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p> <p>The site is in 175m proximity to the River Till which drains into the River Avon, so there is potential for surface water pollution caused by surface water runoff. In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the River Avon (Hampshire) catchment. The site is in 175m proximity to the River Till which drains into the River Avon. According to the HRA Screening current public water abstraction at Shrewton is known to impact on flows in the River Till.</p>
<p>Assessment outcome (on balance) - - -</p>	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p>Impacts on local fresh water supply and foul water infrastructure could be mitigated through targeted investment proportionate to the level of development which is very modest (8 units). The site is not within a Source Protection Zone; therefore it is unlikely that there would be any significant effect. The site falls within the River Avon (Hampshire) catchment and the HRA Screening concluded that abstraction would affect flows in the River Till. On balance the likely effects of the development on this objective would be major adverse.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to result in a limited increase in local commuter traffic, which may impact on local air quality. However, it</p>

	<p>is recognised that the development is within approx. 1,000m of key services and facilities and therefore not easily accessible by foot and bicycle. A bus stop exists within approx. 600m (Salisbury Rd). This could help limit the extent of additional traffic emanating from the site but residents may feel discouraged by the distance to the bus stop.</p> <p>Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes and may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. A road traffic noise assessment will be required.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMA ⁷ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on the SAC. Where necessary, air quality strategies will be developed and implemented in accordance with Wiltshire Core Strategy Core Policy 55 to address environmental impacts.
6. Seek to contribute to air quality	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air

improvements by locating new development so as to reduce the need to travel by private car?	quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on the SAC. Where necessary, air quality strategies will be developed and implemented in accordance with Wiltshire Core Strategy Core Policy 55 to address environmental impacts.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 4	
The site does not fall within a designated AQMA. Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips but the level of development is very modest so effects are not considered to be significant based on the available evidence. A road traffic noise assessment will be required. Overall it is considered that the effects of the development on the objective are minor adverse as mitigation measures can be developed to limit the effects on air quality from the development.	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	

SUMMARY OF SA OBJECTIVE 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in ‘Delivering strategic objective 2: to address climate change’ and the related ‘Core Policy 41: Sustainable construction and low carbon energy’ of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall resulting a minor adverse effect on this objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. While the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses an investigation of off-site connection arrangements may need to be undertaken, particularly if such connections are identified as lying within critical flood zones.</p> <p>However, any proposals for development of this site should be informed by a site specific flood risk assessment (FRA) as the site is greater than 1ha in size. As part of any assessment and drainage strategy for development, groundwater levels should be monitored in accordance with the Council’s Groundwater Strategy. In addition, any drainage strategy for the development of the site should have regard to CIRIA guidance, Part E, Chapter 25.</p> <p>The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials)</p>
<p>3. Promote provision of surface</p>	<p>The ability of any development to accommodate SuDS on site is currently unknown at this time in the light of geological</p>

water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	conditions and the need for groundwater monitoring, mitigation could be problematic
4. Minimise the risk of flooding to people and property (new and existing development)?	The site falls within Flood Zone 1. However, consideration would need to be given to the control/management of surface and groundwater. There are downstream properties subject to sewer flood risk. Foul water system in the area is subject to groundwater induced sewer flooding.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 5b	
<p>The site is located within Flood Zone 1. Site investigations and monitoring should determine the risk of groundwater flooding. The risk of surface water flooding can be addressed through mitigation measures to ensure the surface runoff from the site is not increased. Consideration would need to be given to the control/management of surface and groundwater. There are downstream properties subject to sewer flood risk. Foul water system in the area is subject to groundwater induced sewer flooding. Mitigation measures will be required to address sewer flood risk, to the satisfaction of Wessex Water. On that basis the site option would have a moderate adverse effect on the objective as surface water mitigation could be problematic.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site forms part of the curtilage to Rollestone Manor which is a listed building. The loss of this part of the curtilage would harm the setting and significance of the listed building which could not be mitigated against. There is no Conservation Area at Shrewton.
2. Ensure appropriate archaeological assessment prior to development?	A high level Historic Landscape Character appraisal has been carried out which considers the site to have a high sensitivity rating. As a greenfield site, there may be potential for archaeological assets below ground which may require further evaluation and mitigation. The archaeological potential of the site is identified as medium, therefore an archaeological assessment will be required at any subsequent planning application stage.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	There are no such buildings present on the site itself.

4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing would deliver housing that could maintain and enhance local distinctiveness through high quality design. There is no Conservation Area at Shrewton.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no such buildings present on the site itself.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site does not affect the WHS.
Assessment outcome (on balance) - - -	
<p>SUMMARY OF SA OBJECTIVE 6</p> <p>A high level Historic Landscape Character appraisal has been carried out which considers the site to have a high sensitivity rating. As a greenfield site, there may be potential for archaeological assets below ground which may require further assessment and mitigation. A high level archaeological assessment has been carried out which considers the archaeological potential to be medium, and that an archaeological assessment will be required for any subsequent planning application stage. Development of the site would have an adverse effect the setting and significance of the listed Rollestone Manor which could not be mitigated. Overall, there would be a major adverse effect on this objective.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The landscape character is described as High Chalk Plain and in good condition, with strong strength of character. The strategy is to conserve the landscape character. The site falls into a Special Landscape Area. Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space.</p> <p>It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green	The site is very small and once developed there would be no or very little potential for this on site.

Infrastructure Strategy?	
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The site is located near public footpaths into the wider countryside to the south-east which would enable access to the countryside.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ⁸ ?	The site falls into a Special Landscape Area. The site is not located within higher value landscape designations such as the AONB.
5. Protect rights of way, open space and common land?	There would be no effect on PRoWs, open space and common land. The site lies adjacent to a listed building which is covered under Objective 6.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not in or adjacent to the Green Belt.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 7	
Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space. It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. On that basis it is considered that the site option would have a minor adverse effect on this objective.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	

Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply housing in accordance with national policy and local plan policy requirements but due to the site capacity the contribution would be relatively modest and affordable housing provision will be unlikely given the confirmed government policy and guidance.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site could deliver high quality, sustainable homes but affordable housing is unlikely to be provided.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would boost housing supply to meet local and HMA targeted needs but overall capacity is relatively modest. The site could notionally make a modest contribution to meeting the requirements in the community area; but affordable housing is unlikely to come forward on this site.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	On the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area to meet needs as the plan has been in abeyance up until very recently.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes although affordable housing is unlikely to be provided. The site is close to existing residential development on the edge of Shrewton. However the distance to local facilities (1,000m) may discourage residents to walk/cycle.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 8	
The site could provide approximately 8 residential dwellings which would aid in delivering Wiltshire's housing targets, but the development would unlikely deliver affordable housing. The contribution to housing supply is therefore limited and the positive effect of this is also somewhat diminished by the distance of the site to local services/facilities. On that basis the effects on this objective are considered to be minor positive.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	

Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to consider the layout and design of neighbouring residential areas especially to the east to achieve physical integration and create spaces which do not pose a potential danger for residents and visitors during day/night-time.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This would need to be considered more holistically as part of a development proposal. The site is within 1,000m of village facilities such as the shop/post office, and the school. This may not result in trips undertaken on foot or by bicycle and increase the likelihood that residents use the private car.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire. Core Policy 45 and 46 in the Core Strategy require development to respond to the changing needs of the population locally, including the needs of the elderly. Lifetime Homes for example could be integrated into the development alongside other types of properties needed locally as evidenced through the local housing needs survey. Overall the development could also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	In accordance with national policy/local plan policy, the site is within 1,200m of two doctor's surgeries which are most likely to be accessed by car. NHS data suggests that there is a capacity gap at the local surgeries and mitigation measures will be required to increase patient demand.
5. Maximise opportunities within the most deprived areas?	The site falls into LSOA 045D which is amongst the 20% least deprived neighbourhoods in the country. Development at this site is not likely to have adverse impacts on deprivation in the local area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is considered to be detached from the village centre and has poor connectivity to the rest of the settlement including services and facilities, which would likely to be reached by car. The village is serviced by a regular bus service to Salisbury but the nearest bus stop is approximately 600m away.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Shrewton Primary School is located approximately 1,000m away from the site. The school is currently full and forecast to remain so. The school site is small so it would not be possible to expand the school on its current site. However there is currently a nursery located into the school building. If this could be relocated the school could grow by one class (max 30 pupils). A maximum of 100 houses would be required in order for this solution to work. Evidence suggests that additional development in the village would place significant burden on the local school/nursery. However, an appropriate level of development may have the potential to assist in addressing existing infrastructure constraints. As such, by virtue of its size, the site may not have the potential to accommodate more than just housing. If allocated, consideration could therefore not be

	<p>given to the potential for co-locating a new nursery on part of the site.</p> <p>On the other hand the demand for new places from this relatively small development (8 dwellings) would be very low.</p> <p>Amesbury Stonehenge School (Secondary) currently has some surplus places but the school will require expansion to cater for Military Basing, housing at Kings Gate and a rising demographic. The school could therefore be expanded further if necessary.</p>
<p>Assessment outcome (on balance) - - -</p>	
<p>SUMMARY OF SA OBJECTIVE 9</p> <p>The site can notionally contribute to meeting the changing needs of the population and design options could generally devised to consider the requirements for reducing crime or healthy lifestyles. However the site is within 1,000m to the services and facilities provided by the village as well as the recreation ground which may be of disadvantage for residents with no access to the private car. The local bus stops are within 600m distance which may prove discouraging for residents. Mitigation would be required to accommodate patient demand for the doctor's surgery. The primary school is full and does not have capacity to expand without the relocation of the nursery to a site much larger than this one. On balance the effects are considered to be major adverse against the aim of this objective.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p>In accordance with national policy/local plan policy and best practice, the allocation and development of the site could provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has an existing link onto the A360 but the A360 has no dedicated footway in this sector and alternative routes would have to be used for example via Rollestone Road. The centre of Shrewton is unsuitable to cater for significant residential development having very few footways, and poor roads for pedestrians to use; however, this development is relatively minor and would generate only a limited amount of pedestrian traffic.</p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p>Additional space would be required to integrate schemes for example which encourage walking and cycling such as residential areas with shared spaces between vehicles and pedestrians/cyclists. The size of the site may prove to be too restricted to enable this. The adjacent A360 would require improvements to enable residents to safely access the village on foot/by bike or alternative routes would have to be used for example via Rollestone Road.</p>
<p>3. Improve the jobs/homes balance, to reduce out-commuting?</p>	<p>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</p>
<p>4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?</p>	<p>The village is serviced by the Salisbury Reds Bus (2) route. The nearest bus stop lies within 600m. Given the limited services within Shrewton it is however likely that residents would be reliant on the use of a private vehicle to access higher order settlements and their services/facilities.</p>

Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 10

The site is located on the south eastern fringe of the large village of Shrewton and is considered to be remote from the village core including services and facilities. The site would likely access onto Rolleston Road which has an existing link onto the A360. The overall effects are considered to be moderate adverse on this objective due to the general location of the site in relation to essential services and facilities in the village.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?

Not relevant to this location.

2. Support the rural economy?

Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Shrewton.

Assessment outcome (on balance) +

SUMMARY OF SA OBJECTIVE 11

Development of the site would increase the local population and could make a minor positive contribution to the local economy through use of local facilities and services. Minor benefits are likely against the aim of this objective.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?

The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. In addition, there are no employment areas in Shrewton whose vitality and viability could be protected and enhanced by development. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the wider community area.

2. Provide a focus for development in Salisbury and Trowbridge?

The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away.

Assessment outcome (on balance) +**SUMMARY OF SA OBJECTIVE 12**

The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on SA Objective 12.

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

Site size: 13.35 ha Site capacity: approximately 200 dwellings

Site consists of one large agricultural green field and part of an adjoining large agricultural greenfield. The site is located to the north east of the settlement. The site is bordered by London Road (B3086) to the north, some housing to the north east, open countryside to the south and surroundings and the main settlement of Shrewton to the west.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The site is on agricultural land, which generally has limited ecological value due to the nature of the land use. Local species records include badger, bat species and bird accordingly an ecological assessment and further details on the proposals will be required to accurately assess likely impacts. There is potential to create or enhance habitats through development of the site.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The site falls within the visitor catchment of the Salisbury Plain SPA and an appropriate assessment would be needed to understand the potential effects of recreational disturbance. The site also falls within the River Avon catchment area. The River Avon/Till SSSI/SAC is approximately 300m west of the site. The HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the River Avon SAC through increased water abstraction, particularly with regards to flow targets at the River Till. Mitigation is not considered possible, therefore it is not possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process. Consequently, this option should be rejected on these grounds.

3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features. The site lies adjacent to Nett Road which is a secondary wildlife corridor and should be enhanced.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors. The site lies adjacent to Nett Road which is a secondary wildlife corridor and this feature should be enhanced.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/species?	Based on the findings of ecological assessments and in accordance with local plan policy and biodiversity targets, the development of the site for housing would need to be capable of delivering biodiversity improvements.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the River Avon SAC through increased water abstraction. Mitigation is not considered possible, consequently it will not be possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process; therefore it is recommended that options at the village are removed from the plan at this stage of the process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features but there is potentially deciduous woodland at the northern boundary.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. Appropriate assessment of the potential effects of recreational disturbance is required should the site be taken forward to the next stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	The site does not fall within one of the Council's current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - - -	

SUMMARY OF SA OBJECTIVE 1

The site is on agricultural land, which generally has limited ecological value due to the nature of the land use, protected species may be present on site.

The site falls within the visitor catchment of the Salisbury Plain SPA, appropriate assessment would be required in order to assess potential effects from recreational disturbance.

The site is closely located to and within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process.

In the light of the adverse effects considered likely on the River Avon SAC through water abstraction and the inability to mitigate for this, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?

The site occupies a large track of land on the north-western edge of Shrewton which in principle is a sustainable location for development in line with Core Policy 1 of the Wiltshire Core Strategy. The centre of the village is approx. 1,000m away from the site but distances vary due to site size. Residents may predominantly rely upon use of the private car to reach higher order services and facilities there is also a regular (hourly) bus service available to Salisbury from the centre of the village (40 min travel time).

This is an extensive site and development would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.

2. Maximise reuse of previously developed land where possible/appropriate?

The site is not located on previously developed land; the site is greenfield.

3. Encourage remediation of contaminated land?

At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.

The site is located on greenfield land and it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.

4. Ensure the design and layout of new development supports sustainable waste management?

The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team

5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p>The site is located on the north-eastern fringe of Shrewton. Local services in the village centre can be reached within approx. 1,000m of the site but not via a safe walking route. Shrewton has an hourly bus service to Salisbury from the centre of the village. The site is not located on previously developed land; the site is greenfield and therefore unlikely to require remediation. The loss of potential high quality agricultural land is likely to be minor to negligible. On balance the site is considered to have a minor adverse effect on the objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	Capacity appraisals need to be undertaken by Wessex Water in relation to both the supply of water and foul drainage for which there is currently limited capacity. Additional development flows will exceed capacity at the treatment works. This is not likely to hinder the delivery of the site by 2026.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In the light of capacity issues, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water, particularly in relation to foul drainage. Investment into foul water infrastructure is likely to be required. There is limited capacity in local fresh water distribution mains. A capacity appraisal will be necessary to determine the scope of network reinforcements.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. Alternative harvesting systems such as underground tanks need to be explored in order to proactively manage

	surface water runoff from developments.
4. Consider the need for adequate provision of surface water and foul drainage?	<p>Investigation of on-site and off-site capacity to manage surface water/discharge to sewerage systems would need to be undertaken. There is limited capacity in local foul water systems which will require a capacity appraisal, and offsite connecting sewer. Highway drainage is at capacity so no connections are available.</p> <p>The site is within a sensitive groundwater area so will require testing and monitoring for at least 12 months to determine the level of ground water. While no absolute constraints have been identified it is important to note that the underlying chalk may be susceptible to seasonal groundwater levels. Monitoring of groundwater levels will be required to determine a suitable storm water disposal system which may be problematic to mitigate and could have an impact on the size and area of development. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p>
5. Protect, and where possible, improve surface, ground and drinking water quality?	<p>The site is not within a Source Protection Zone but is within an area with groundwater sensitivities. Monitoring of groundwater levels will be required to determine a suitable storm water disposal system which may have an impact on the size and area of development. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p> <p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p> <p>The site is in 330m proximity (at its closest point) to the River Till, which drains into the River Avon, so there may be potential for surface water pollution caused by surface water runoff as the land slopes into that direction.</p>
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon. Current public water abstraction at Shrewton is known to impact on flows in the River Till.
Assessment outcome (on balance) - - -	
SUMMARY OF SA OBJECTIVE 3	
<p>This is a very large site on the north eastern edge of Shrewton. Groundwater monitoring will be required in addition to detailed site investigations and capacity appraisals for sewerage and fresh water connection to determine the required investment into network and treatment capacity improvements, to the satisfaction of Wessex Water. There is potential for surface water pollution caused by surface water runoff. The HRA Screening determined that current public water abstraction at Shrewton is known to impact on flows in the River Till. Overall, there would be major adverse effects on this objective given the absence of satisfactory mitigation measures.</p>	

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. The Packway (B3086) is a known diversion route ('rat run') which suffers from peak hour diversionary flow from Stonehenge via single carriageway. It could be argued that development of the site would encourage further use of this rat run as opposed to via the A360. On the other hand, a benefit would be that journeys travelling east from the site via the Packway would not need to travel through the village. The centre of the village is approx. 1,000m away from the site but distances vary due to site size. Residents may predominantly rely upon use of the private car to reach higher order services and facilities there is also a regular (hourly) bus service available to Salisbury from the centre of the village (40 min travel time).</p> <p>Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes and may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>A traffic noise assessment as noise from MOD activity is likely to be relevant issue.</p> <p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Due to the site size and overall number of dwellings which could be constructed a significant amount of traffic could be generated.</p>
<p>3. Mitigate the impacts from uses</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air</p>

that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ⁹ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on the SAC. Where necessary, air quality strategies will be developed and implemented in accordance with Wiltshire Core Strategy Core Policy 55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Due to the site size and overall number of dwellings which could be constructed a significant amount of traffic could be generated. The centre of the village is approx. 1,000m away from the site but distances vary due to site size. Residents may predominantly rely upon use of the private car to reach higher order services and facilities there is also a regular (hourly) bus service available to Salisbury from the centre of the village (40 min travel time).
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on the SAC. Where necessary, air quality strategies will be developed and implemented in accordance with Wiltshire Core Strategy Core Policy 55 to address environmental impacts.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 4

The site does not fall within a designated AQMA. Development of up to 200 dwellings is likely to increase local traffic, which may adversely affect air quality. The Packway (B3086) is a known diversion route ('rat run') which suffers from peak hour diversionary flow from Stonehenge via single carriageway. Measures must be implemented to mitigate emission levels in line with the council's policies and Air Quality Strategy Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips. In addition, noise from MOD activity is likely to be a relevant issue therefore a noise assessment will be required. The centre of the village is approx. 1,000m away from the site but distances vary due to site size. Residents may predominantly rely upon use of the private car to reach higher order services and facilities there is also a

regular (hourly) bus service available to Salisbury from the centre of the village (40 min travel time). Mitigation measures can be devised such as engineering solutions; and traffic management, so the effects on the objective are considered to be minor adverse against the aim of this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall resulting in a minor adverse effect on this objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

1. Take into account the predicted future impacts of climate change in the location and design of	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is some 250m east of the Flood Zone 2/3 associated
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<p>development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>with the River Till. An FRA will be required for this site.</p> <p>As part of any assessment and drainage strategy for development, groundwater levels should be monitored in accordance with the Council's Groundwater Strategy. In addition, any drainage strategy for the development of the site should have regard to CIRIA guidance, Part E, Chapter 25.</p> <p>The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials)</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>The ability of any development to accommodate SuDS on site is currently unknown at this time in the light of geological conditions and the need for groundwater monitoring. Mitigation could be problematic</p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p>The site falls within Flood Zone 1. However, consideration would need to be given to the control/management of surface and groundwater. There are downstream properties subject to sewer flood risk. Foul water system in the area is subject to groundwater induced sewer flooding. Highway sewers are at capacity and there are no connections available.</p>
<p>5. Protect and enhance the natural function of floodplains?</p>	<p>In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 5b</p> <p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However the site is approximately 250m east of Flood Zone 2/3 associated with the River Till. There are downstream properties subject to</p>	

sewer flood risk. Foul water system in the area is subject to groundwater induced sewer flooding and highway connections are at capacity. On the basis of the available evidence mitigation measures could be problematic given ground conditions. Overall the effects would be moderate adverse against this objective.

SA objective 6. Protect, maintain and enhance the historic environment

Decision Aiding Questions. Will the development site...

<p>1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?</p>	<p>To the east of the site, beyond Middle Farm, lie a number of Scheduled Monuments and further to the east lies to the western boundary of the Stonehenge component of the Stonehenge, Avebury & Associated Sites World Heritage Site (WHS). All of these assets have the potential to be visually impacted by development at the site, which in some cases could result in harm to the significance of a designated asset by diminishing its setting. Accordingly a Heritage Impact Assessment would be required to be undertaken to determine any impacts and mitigation measures that may be required. A high level historic landscape assessment has been carried out which concluded that the site has medium sensitivity and that there are no direct impacts on built heritage, but potentially significant impacts on the important historic landscape at the verge of World Heritage Site.</p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p>This site is of archaeological interest with medium/high potential. Records in the vicinity include a probable Bronze Age barrow. Additionally, from a brief review of Historic England records it appears that the site may contain undesignated archaeology of some significance, including potential prehistoric burial sites. On the basis of available evidence, there would be a need to undertake further archaeological assessment at any subsequent planning application stage.</p>
<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p>The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.</p>
<p>4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?</p>	<p>In accordance with national policy/local policy, the development of the site for housing would deliver housing that could maintain and enhance local distinctiveness through high quality design.</p>
<p>5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?</p>	<p>There are no heritage sites identified being at risk but the potential to visually affect heritage assets in the vicinity is noted.</p>
<p>6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?</p>	<p>While the site is outside of the World Heritage Site (WHS) there is, however, the potential for the scheme to impact on the setting of the WHS and its attributes of Outstanding Universal Value (OUV). An application would need to demonstrate that development of the site would not result in harm to the setting of the WHS and its attributes of the OUV – including minimising light pollution. Development of the site could facilitate improved pedestrian access to the WHS.</p>

Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 6

A high level Historic Landscape Character appraisal has been carried out which considers the site to have a medium sensitivity rating. Development at the site could affect heritage assets (there is no conservation area in Shrewton). A Heritage Impact Assessment should be undertaken to determine any impacts and inform development proposals. The World Heritage Site is located approximately 2km east of the site with open countryside in between and so there may be potential for significant visual impacts – though there may be scope for mitigation measures. As a greenfield site, there may be potential for archaeological assets below ground. The archaeological potential is considered to be low/medium. An archaeological assessment will be required at application stage given the anecdotal evidence regarding the potential for prehistoric/bronze age assets under the site. In addition the site is extensive and there remains the potential for appropriate buffer zones. Overall the site option would have a moderate adverse effect on this objective.

SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place

Decision Aiding Questions. Will the development site...

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The landscape character is described as High Chalk Plain and in good condition, with strong strength of character. The strategy is to conserve the landscape character. The site falls into a Special Landscape Area. The northern site boundary is defined by London Road (B3086) and the road is on a slightly lower level than the site. The eastern boundary is defined by a narrow buffer of vegetation, with some detached properties behind. Along the southern edge of the site is an open boundary with Nett Road: a byway (SHRE32) linking an eastern section of London Road to Shrewton. The western site boundary passes across an arable field and has no physical definition. A public right of way (PRoW – SHRE1) passes across the site linking Nett Road with London Road, while also forming a boundary between the two fields. The central part of the site is on relatively level ground with the northern part sloping down towards London Road. There are telegraph poles crossing the site.</p> <p>Overall the site is afforded ‘medium’ sensitivity rating with ‘medium’ inter-visibility and sensitive receptors present such as residential uses.</p> <p>Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>The PRoW would have to be appropriately protected in order to provide access to the landscape to the south of the site including the Nett Road.</p>

4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁰ ?	The site falls into a Special Landscape Area. The site avoids higher value landscape designations such as the AONB.
5. Protect rights of way, open space and common land?	The PRoW would have to be appropriately protected in order to provide access to the landscape to the south of the site including the Nett Road.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not located within or adjacent to the Green Belt.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 7</p> <p>A byway (SHRE32) exists linking an eastern section of London Road to Shrewton. A public right of way (PRoW – SHRE1) passes across the site linking Nett Road with London Road, while also forming a boundary between the two fields. The central part of the site is on relatively level ground with the northern part sloping down towards London Road. There are telegraph poles crossing the site. Overall the site is afforded ‘medium’ sensitivity rating with ‘medium’ inter-visibility and sensitive receptors present such as residential uses. Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space. The PRoW would have to be appropriately protected in order to provide access to the landscape to the south of the site including the Nett Road. Overall there is no evidence to suggest that potentially adverse effects in landscape terms could not be avoided or mitigated and therefore the site option would have a minor adverse effect on this objective.</p>	
<p>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Provide an adequate supply of	The whole SHLAA site has capacity for up to approximately 200 residential units which contributes towards Wiltshire’s housing

affordable housing?	targets. However, mitigation set out in this assessment could result in adjusting the sites' capacity. The development would be subject to affordable housing requirements in local and national policy. The site would provide an adequate supply of affordable housing.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures. A housing survey for Shrewton identified a minimum need over the next three years (to July 2016) for 12 subsidised rented dwellings and 4 shared ownership dwellings.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs given the site size and notional capacity which purely in land provision terms would provide sufficient flexibility.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	On the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area to meet needs as the plan has been in abeyance up until very recently.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	This extensive site is situated on the eastern fringe of Shrewton. While physically it may be able to fill a gap between isolated residential areas to the east and the fringe of the village due to its poor connectivity in terms of walking and cycling the site would, overall, not be adequately connected to the village.
Assessment outcome (on balance) + + +	
SUMMARY OF SA OBJECTIVE 8	
<p>The whole SHLAA site provides capacity for up to approximately 200 residential units which contributes towards Wiltshire's housing targets. The total number of dwellings could change given site constraints and mitigation measures required to accommodate development as established in the assessment against other SA objectives. The location of the site may result in a development isolated from Shrewton and predominantly accessible by car. The sites capacity to provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures is somewhat diminished by the site's general location. However, on balance the site would have a major positive effect against this objective.</p>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	

Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to consider the layout and design of neighbouring residential areas to achieve physical integration and create spaces which do not pose a potential danger for residents and visitors during day/night-time.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. The low density nature of neighbouring development may support this type of development on site but would need to be considered more holistically as part of a development proposal. The site is within 1,000m of village facilities and lacks a safe walking route which together with its elevated location may reduce the potential for walking. The distance and topography might also discourage cycling from the site.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Core Policy 45 and 46 in the Core Strategy require development to respond to the changing needs of the population locally, including the needs of the elderly. Lifetime Homes for example could be integrated into the development alongside other types of properties needed locally as evidenced through the local housing needs survey. Overall the development could also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	In accordance with national policy/local plan policy, the site is sustainably located as there are 2 doctor's surgeries in Shrewton. However NHS data suggests that there is a capacity gap at the local surgeries and would unlikely support development of 200 homes. Mitigation would nonetheless be required to accommodate the increase in patient demand.
5. Maximise opportunities within the most deprived areas?	The site falls into LSOA 045F which is amongst the 50% least deprived neighbourhoods in the country. Development at this site is not likely to have adverse impacts on deprivation in the local area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of Shrewton adjacent to residential areas to the east and west. Given the limited services within Shrewton, the distance to the village (1,000m) and the lack of higher order services it is however likely that residents would be reliant on the use of a private vehicle. On the other hand such a significant amount of development may deliver public transport improvements although this benefit would have to be weighed up against potential harm caused by developing the site in full. While physically it may be able to fill a gap between isolated residential areas to the east and the fringe of the village, due to its poor connectivity in terms of walking and cycling the site would, overall, not be adequately connected to the village. Non-car travel, on that basis, would therefore be problematic.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand?	Shrewton Primary School is located approximately 700m away from the site. The school is currently full and forecast to remain so. The school site is small so it would not be possible to expand the school on its current site. However there is currently a nursery located into the school building. If this could be relocated the school could grow by one class (max 30 pupils). A maximum of 100 houses would be required in order for this solution to work. Evidence therefore suggests that additional

generated from the site?	<p>development in the village would place significant burden on the local school/nursery. However, an appropriate level of development may have the potential to assist in addressing existing infrastructure constraints. As such, by virtue of its size, the site may have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new nursery on part of the site.</p> <p>Amesbury Stonehenge School (Secondary) currently has some surplus places but the school will require expansion to cater for Military Basing, housing at Kings Gate and a rising demographic. The school could therefore be expanded further if necessary.</p>
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Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 9

While internally the development could be designed to reduce fear of crime, increase its attractiveness for walking and cycling and provide for the changing needs of the population and primary/nursery school requirements, its isolated location 1,000m outside the village core without footways would not aid in creating inclusive and self-contained communities. Overall, due to its location and the level of development proposed the effects would be moderate adverse against this objective.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	<p>The potential to connect with the village by other means than the private car is poor given the narrow width of London Road and the lack of footways. Alternative pedestrian access could be established via the Nett Road and the PRow but this would lead to very long isolated distances in walking terms to reach the village. Alternative connections would require third party land.</p> <p>Additional internal space would be required to integrate schemes for example which encourage walking and cycling, and residential areas with shared spaces between vehicles and pedestrians/cyclists. The low density nature of neighbouring development may support this type of development on site but it would need to be considered more holistically as part of a development proposal. A footway could be provided along the site frontage but this would do little to increase walking from the site.</p>
2. Ensure new development incorporates facilities and infrastructure for cyclists?	<p>Additional internal space would be required to integrate schemes for example which encourage walking and cycling, and residential areas with shared spaces between vehicles and pedestrians/cyclists this would need to be considered more holistically as part of a development proposal.</p>
3. Improve the jobs/homes balance, to reduce out-commuting?	<p>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</p>
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	<p>The site is within 1,000m to the services and facilities provided by the village as well as open space, and poorly connected in terms of walking and cycling due to the lack of footways on London Road and the lack of suitable alternatives to reach the village on foot/by bicycle. Such links could be provided on the site itself but connecting them with the village core itself would require third party consent. The development could integrate suitable design solutions to promote walking and cycling, but beyond the development itself the potential to connect with the village by other means than the private car is poor.</p>

Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 10

The site is located on the eastern edge of the large village of Shrewton. The site is within 1,000m to the services and facilities provided by the village as well as open space and but is poorly connected in terms of safe walking and cycling due to the lack of footways on London Road and the lack of suitable alternatives to reach the village on foot/by bicycle. Third party land would have to be used to establish a link with footways closer to the village and off London Road. Mitigation of these adverse effects is therefore considered to be problematic. A new bus stop may provide additional access to sustainable modes of travel. On balance the effects on this objective would be moderate adverse.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?

Not relevant to this location.

2. Support the rural economy?

Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Shrewton

Assessment outcome (on balance) + + +

SUMMARY OF SA OBJECTIVE 11

Development will increase the local population significantly and could contribute to the local economy through use of local shops and services by providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Shrewton and the wider area. On balance it is considered that the effects on this objective would be major positive.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?

The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. In addition, there are no employment areas in Shrewton whose vitality and viability could be protected and enhanced by development. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the wider community area.

2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away.
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Assessment outcome (on balance) +

SUMMARY OF SA OBJECTIVE 12

The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on SA Objective 12.

Site S1067 – Land off Maddington Street, Shrewton

Site context

Site size: 1.12 ha Site capacity: approximately 27 dwellings

This is a greenfield site to the west of Shrewton village. The site is bordered by the A360 to the north (dwellings on the other side of the road), the B390 to the west, open countryside to the south (higher land), and an existing property to the east.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The site constitutes pasture on chalk, with appearance of some improvement, sheep grazing and supplementary feeding There is a moderate risk that the site could support calcareous grassland (Biodiversity Action Plan Habitat), albeit this is unlikely to be in good condition. Development of the site would result in removal of land potentially capable of supporting calcareous grassland.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new	The site may be calcareous grassland (Biodiversity Action Plan Habitat) which would have to be established at application level through an ecological assessment. Features at the boundaries such as hedgerows and trees may support protected species and should be retained. The site falls within the visitor catchment of the Salisbury Plain SPA and an appropriate assessment would be needed to understand the potential effects of recreational disturbance. The site also falls within the River Avon catchment area. The River Avon/Till SSSI/SAC is approximately approximately 300m. The HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the River Avon SAC through increased water abstraction, particularly with regards to flow targets at the River Till.

development resulting in a net gain?	Mitigation is not considered possible, therefore it is not possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process. Consequently, this option should be rejected on these grounds.
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features such as the Salisbury Plain SPA and the River Till. Development of the site could facilitate habitat enhancement on site.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	River Till SSSI/SAC is approximately 300m south east of the site. Hedgerows and trees at the boundary should be protected from development.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure but it is acknowledged that developing the site would result in removal of existing pasture.
6. Ensure all new developments have regard to and protect BAP habitats/species?	There is a moderate risk that the entire site could support calcareous grassland (Biodiversity Action Plan Habitat), albeit this is unlikely to be in good condition. Features at the boundaries such as hedgerows and trees may support protected species and should be retained.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the River Avon SAC through increased water abstraction. Mitigation is not considered possible, consequently it will not be possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process; therefore it is recommended that options at the village are removed from the plan at this stage of the process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features as there are none in the area.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of the Salisbury Plain SPA. Appropriate assessment of the potential effects of recreational disturbance is required should the site be taken forward to the next stage of the site selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	The site does not fall within one of the Council's current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs)	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).

from development?	
Assessment outcome (on balance) - - -	
SUMMARY OF SA OBJECTIVE 1	
<p>There is a moderate risk that the entire site could support calcareous grassland (BAP habitat), albeit this is unlikely to be in good condition. The site is on farmland (rough grazing), which generally has limited ecological value due to the nature of the land use, though the features at the boundaries such as hedgerows and trees may support protected species and should be retained.</p> <p>The site falls within the visitor catchment of the Salisbury Plain SPA, appropriate assessment would be required in order to assess potential effects from recreational disturbance.</p> <p>The site is closely located to and within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process.</p> <p>In the light of the adverse effects considered likely on the River Avon SAC through water abstraction and the inability to mitigate for this, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton.</p>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<p>The site is situated on the edge of the large village of Shrewton which is a sustainable location for development in line with Core Policy 1 of the Wiltshire Core Strategy. The site is within a reasonable walking/cycling distance to the centre of the village (300m) where the post office/food store is located. The school is approx. 400m away from the site. While residents may rely upon use of the private car to reach higher order services and facilities there is also a regular (hourly) bus service available to Salisbury from the centre of the village (40 min travel time).</p> <p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p>
2. Maximise reuse of previously developed land where possible/appropriate?	The development of the site for housing would take up greenfield land so re-use of previously developed land is not achievable.
3. Encourage remediation of contaminated land?	An assessment of contaminated land should be undertaken for this site. There is a contaminated land record for a strip of land at the southern site boundary.

4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. An assessment of contaminated land should be undertaken for this site. There is a contaminated land record for a strip of land at the southern site boundary.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p>The site is situated on the edge of the large village of Shrewton which is a sustainable location for development in accordance with the Core Strategy. Local services and facilities, including public transport, are available within walking/cycling distance and a footpath leads into the village. The site is not located on previously developed land; the site is greenfield but a contamination assessment will be required which may result in remediation of parts of the site due to evidence of contamination. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. No up to date information is held as to the grade of agricultural land on site, however if found to be of high quality, the loss would be minor to negligible. The site is not located within a Mineral Safeguarding Area so no sterilisation of viable mineral resources will occur. Effects could be mitigated through remediation where required. Overall, minor adverse effects are envisaged on this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	Capacity appraisals need to be undertaken by Wessex Water in relation to both the supply of water and foul drainage for which there is currently limited capacity. Additional development flows will exceed capacity at the treatment works. This is not likely to hinder the delivery of the site by 2026.

<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In the light of capacity issues, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water, particularly in relation to foul drainage. Investment into foul water infrastructure is likely to be required. There is limited capacity in local fresh water distribution mains. A capacity appraisal will be necessary to determine the scope of network reinforcements.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. Alternative harvesting systems such as underground tanks need to be explored in order to proactively manage surface water runoff from developments.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Investigation of on-site and off-site capacity to manage surface water/discharge to sewerage systems would need to be undertaken. There is limited capacity in local foul water systems which will require a capacity appraisal, and offsite connecting sewer.</p> <p>Given underlying chalk, the site is within a sensitive groundwater area so will require testing and monitoring for at least 12 months to determine the level of ground water and in order to determine a suitable storm water disposal system which may have an impact on the size and area of development. Mitigation could be problematic. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>Monitoring of groundwater levels will be required to determine a suitable storm water disposal system which may have an impact on the size and area of development. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p> <p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p> <p>The site is in 300m proximity (at its closest point) to the River Till, which drains into the River Avon, so there may be potential for surface water pollution caused by surface water runoff as the land slopes into that direction.</p> <p>The site falls within Source Protection Zones (SPZ) 1, 2 and 3. The Environment Agency will need to be consulted in respect to SPZs. Detailed risk assessment at the planning stage and specific mitigation measures in the design will be required at application stage.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the catchment of the Hampshire Avon. Current public water abstraction at Shrewton is known to impact on flows in the River Till.</p>

Assessment outcome (on balance) - - -

SUMMARY OF SA OBJECTIVE 3

The site falls within SPZ 1, 2 and 3 and the Environment Agency would need to be consulted as part of any development proposals. It also within a sensitive groundwater area due to underlying chalk and is likely to hold groundwater and the site would require 12 months monitoring of groundwater levels. SuDS are unlikely to be feasible in groundwater areas. A Flood Risk Assessment will be required for this site. Reinforcements and improvements to fresh water/foul water infrastructure are required subject to capacity appraisals and there is the risk of sewer flooding. According to the HRA Screening current public water abstraction at Shrewton is known to impact on flows in the River Till. Overall, major adverse effects are envisaged on this objective given the absence of satisfactory mitigation measures.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. The site is situated on the edge of the large village of Shrewton which is a sustainable location for development in line with Core Policy 1 of the Wiltshire Core Strategy. The site is within a reasonable walking/cycling distance to the centre of the village (300m) and the school (400m). While residents may rely upon use of the private car to reach higher order services and facilities there is also a regular (hourly) bus service available to Salisbury from the centre of the village (40 min travel time).</p> <p>Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes and Such may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. A traffic noise assessment will be required.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

4. Seek to reduce development in or near to AQMAs ¹¹ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on the SAC. Where necessary, air quality strategies will be developed and implemented in accordance with Wiltshire Core Strategy Core Policy 55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on the SAC. Where necessary, air quality strategies will be developed and implemented in accordance with Wiltshire Core Strategy Core Policy 55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 4</p> <p>The site does not fall within a designated AQMA. Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips. A contaminated land assessment and noise assessment for road traffic should be undertaken at application level. The site lies within 300m of village services and bus stops which may reduce car traffic from the site. On balance the site option would have a minor adverse effect on the objective as development would result in an increase in car traffic; however the evidence suggests that mitigation measures could be identified and agreed through further assessments at application stage. Overall, minor adverse effects are envisaged on the objective.</p>	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	

Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall resulting in a minor adverse effect on this objective.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is some 80m away from Flood Zone 2/3 associated with the River Till. An FRA will be required for this site.</p> <p>As part of any assessment and drainage strategy for development, groundwater levels should be monitored in accordance with the Council's Groundwater Strategy. In addition, any drainage strategy for the development of the site should have regard to CIRIA guidance, Part E, Chapter 25.</p>

	The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials)</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The ability of any development to accommodate SuDS on site is currently unknown at this time in the light of geological conditions and the need for groundwater monitoring. Mitigation could be problematic.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site falls within Flood Zone 1. However, consideration would need to be given to the control/management of surface and groundwater. There are downstream properties subject to sewer flood risk. Foul water system in the area is subject to groundwater induced sewer flooding.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 5b	
<p>The site is located within Flood Zone 1 and approximately 80m north west of the Flood Zone 2/3 associated with the River Till. Development proposals would be required to be supported by a Flood Risk Assessment. Ground conditions require careful assessment of possible drainage solutions and a site investigation would be required to determine the feasibility of surface water attenuation/disposal on and off-site. Such investigations would need to consider whether a surface water attenuation/ disposal scheme could be accommodated within the site. There are downstream properties subject to sewer flood risk, and the foul water system in general is subject to groundwater induced sewer flooding. Mitigation could be problematic to provide. Overall, likely moderate adverse effects are envisaged on this objective.</p>	

SA objective 6. Protect, maintain and enhance the historic environment

Decision Aiding Questions. Will the development site...

1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site, Scheduled Monuments or conservation areas. The nearest listed buildings are 180m and 250m away, with no or little inter-visibility.
2. Ensure appropriate archaeological assessment prior to development?	A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating. There may be potential for archaeological assets below ground which may require further evaluation and mitigation. The archaeological potential of the site is medium, and would require an archaeological assessment in support of any planning application.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. There is no conservation area in Shrewton.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no such buildings on this site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.

Assessment outcome (on balance) -**SUMMARY OF SA OBJECTIVE 6**

A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating and development would not result in

direct impacts on built heritage. Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site, Scheduled Monuments or conservation areas. The nearest listed buildings are 180m and 250m away, with no or little inter-visibility.

As a greenfield site, there may be potential for archaeological assets below ground. A high level Archaeological assessment has been carried out which considers the archaeological potential to be medium, and that an archaeological assessment will be required. There is no evidence to suggest mitigation could not be achievable. On balance it is considered that this site option would have a minor adverse effect on this objective.

SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place

Decision Aiding Questions. Will the development site...

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The Landscape Character Assessment states for this area: Rolling Clay Lowland – good condition, moderate strength of character. The strategy is to conserve and strengthen the landscape character. The site falls into a Special Landscape Area. The site is not well screened from the road, though there are some mature trees / hedgerows on the site which should be retained. From a landscape perspective it is considered that housing development at this site would result in very few/ negligible landscape and visual impacts. Inter-visibility is low and sensitive receptors are residential development. It is advised to retain a Green Infrastructure buffer to mature trees.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver Green Infrastructure. It is considered that housing development at this site would result in very few/ negligible landscape and visual impacts. However it is advised to retain a Green Infrastructure buffer to mature trees and hedgerows at the site boundary which should be retained.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces. The site is located at the edge of the village and retention of the PRoW would enable access to the wider countryside to the west.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs?</p>	<p>The site falls into a Special Landscape Area. The site is not located within an AONB.</p>
<p>5. Protect rights of way, open space and common land?</p>	<p>A PRoW cuts through the site from north to south and should be retained to enable access to the countryside.</p>
<p>6. Protect the Western Wiltshire Green Belt from inappropriate development?</p>	<p>The site is not located within the Green Belt.</p>

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 7

The site is not well screened from the road, though there are some mature trees / hedgerows on the site which should be retained. From a landscape perspective it is considered that housing development at this site would result in very few/ negligible landscape and visual impacts. It is advised to integrate a Green Infrastructure buffer to mature trees. Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space. The PRoW (SHRE16) should be retained. On balance the site would have a minor adverse effect on this objective since green infrastructure and buffers could mitigate some of the effects the development might have on the landscape.

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. However, mitigation set out in this assessment could result in adjusting the site's capacity. Through other policies in the Core Strategy there will be a mix of housing by affordability, tenure and size. A development on this site could therefore help to meet local housing needs in according with the policies of the Core Strategy.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units. The Housing Needs Survey identified a minimum need over the next three years (to July 2016) for 12 subsidised rented dwellings and 4 shared ownership dwellings.
3. Ensure adequate provision of land to meet housing needs?	The site is capable of supporting the delivery of 27 units which would contribute to meeting housing needs in the community and the wider HMA.
4. Have regard to the settlement hierarchy?	The site is situated on the edge of the large village of Shrewton which in principle is a sustainable location for development in line with Core Policy 1 of the Wiltshire Core Strategy. In accordance with local plan policy, the allocation and development of the site would hence appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	On the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area to meet needs as the plan has been in abeyance up until very recently.

7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities that is not being met by neighbourhood planning initiatives. The site is located on the edge of the village and not in an isolated part of the area.
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Assessment outcome (on balance) + +

SUMMARY OF SA OBJECTIVE 8

The site is located on the edge of Shrewton within walking distance of local services (school, post office, shop) and public transport. It could provide capacity for up to approximately 27 residential dwellings, including affordable housing, which would make a significant contribution towards Wiltshire’s housing targets. The site would primarily address housing needs as the employment offer at Shrewton is limited. Furthermore the site capacity may be reduced to accommodate mitigation measures identified elsewhere in this assessment. Due to its capability of increasing housing supply the site is considered to have a moderate positive effect against the aim of the objective. However, the overall number of homes which could be delivered may decrease to account for mitigation measures required.

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities

Decision Aiding Questions. Will the development site...

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to consider the layout and design of neighbouring residential areas especially to the east to achieve physical integration and create spaces which do not pose a potential danger for residents and visitors during day/night-time.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This would need to be considered more holistically as part of a development proposal. The site is within 300m of village facilities such as the shop/post office, and the school is approximately 400m away. The recreation ground lies in approximately 900m. This, generally, could encourage walking and cycling and a healthier lifestyle.
3. Promote the design of buildings and spaces to meet the changing	In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire. Core Policy 45 and 46 in the Core Strategy require development to respond to the changing needs of the population locally, including the needs of the elderly.

needs of the population?	Lifetime Homes for example could be integrated into the development alongside other types of properties needed locally as evidenced through the local housing needs survey. Overall the development could also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	In accordance with national policy/local plan policy, the site is sustainably located as there are 2 doctor's surgeries in Shrewton. However NHS data suggests that there is a capacity gap at the local surgeries and additional funding will be required to provide for capacity increase.
5. Maximise opportunities within the most deprived areas?	The site falls into LSOA 045D ¹² which is amongst the 20% least deprived neighbourhoods in the country. In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home. Development at this site is not likely to have adverse impacts on deprivation in the local area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access (300-400m) to the local services and facilities within the village. The village is serviced by a regular bus service to Salisbury.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Shrewton Primary School is located approximately 300m away from the site. The school is currently full and forecast to remain so. The school site is small so it would not be possible to expand the school on its current site. However there is currently a nursery located into the school building. If this could be relocated the school could grow by one class (max 30 pupils). A maximum of 100 houses would be required in order for this solution to work. Evidence therefore suggests that additional development in the village would place significant burden on the local school/nursery. However, an appropriate level of development may have the potential to assist in addressing existing infrastructure constraints. As such, by virtue of its size and capacity, the site may not have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new nursery on part of the site. Amesbury Stonehenge School (Secondary) currently has some surplus places but the school will require expansion to cater for

	Military Basing, housing at Kings Gate and a rising demographic. The school could therefore be expanded further if necessary.
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Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 9

The site is within reasonable proximity (300-400m) to the services and facilities provided by the village which could encourage non car-travel, especially to the local school. Site design may consider shared space as a means to support walking and cycling and connection to existing footpaths is possible. Given the site is located in a village, there is more limited access to the types of facilities found in higher order settlements such as hospitals or colleges but a bus service to Salisbury provides an alternative to the car. However the site may not be able to meet the educational requirements due to its limited capacity. Additional housing would not impact upon deprivation levels in this area. Overall the site option would have a moderate adverse effect on the objective as some of the positive aspects in terms of housing provision are diminished by deficits in terms of primary/nursery education which are problematic to mitigate.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. A food path leads into the village which could be linked with the development and internal access roads. Public footpath SHRE16 runs north-south through the centre of the site and should be retained / enhanced.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Transport Plan policies, the site would have the potential to create links to existing cycling infrastructure. Additional space would be required to integrate schemes for example which encourage walking and cycling such as residential areas with shared spaces between vehicles and pedestrians/cyclists. However the adjacent A360 may not be conducive to cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	Development of the site would provide opportunities to access cycling and walking routes to local services/facilities and village facilities such as the school and post office/shop are within 300-400m. There is limited probability of reducing out-commuting given the limited employment offer at Shrewton and the need to travel to other higher order settlements to access employment. A bus service is available at the village centre which would enable access to Salisbury City Centre within approx. 40 minutes. However overall it is considered that the limited public transport offer and distance to bus stops, and the limited offer of services and facilities locally will effectively result in reliance on the private car.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 10

The site is located on the western fringe of Shrewton. Development of the site would provide opportunities to link up with walking routes to local services/facilities.

There is a public footpath (SHRE16) running north-south through the centre of the site which should be retained / enhanced. The footpath adjacent to the A360 would link the site with the village and could enable residents to access Shrewton on foot. A bus service is available at the village centre which would enable access to Salisbury City Centre. However overall the limited public transport offer and distance to bus stops, and the limited offer of services and facilities locally will result in reliance on the private car. On balance the site option is considered to have a minor adverse effect on this objective. Alternative modes of travel are possible in principle due to the presence of footpaths and opportunities to cycle but trips are likely to remain focussed on the locality. Overall a minor adverse effect is envisaged against this objective.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Shrewton.

Assessment outcome (on balance) +

SUMMARY OF SA OBJECTIVE 11

Development will increase the local population, could contribute to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term it is expected that development in this location would support the viability of local services, facilities and businesses of Shrewton. Overall it considered that the likely effects on this objective would be minor positive.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. In addition, there are no employment areas in Shrewton whose vitality and viability could be protected and enhanced by development. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the wider community area.
2. Provide a focus for development in	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal

Salisbury and Trowbridge?	Settlements located some distance away.
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Assessment outcome (on balance) +

SUMMARY OF SA OBJECTIVE 12

The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on SA Objective 12.

The Winterbournes

Site S90 - Land between Winterbourne Earls Village School and the Railway Line, The Winterbournes

Site context	
Site size: 4.56 ha Site capacity: approximately 103 dwellings	
This is a large greenfield site at Winterbourne Earls. The site bordered by the screened railway line (and open countryside) to the east and existing properties and Winterbourne Earls Primary School to the west.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The evidence base indicates there are few or no ecological issues in relation to this site. The features at the boundaries such as hedgerows and trees may support protected species which should be retained. The precautionary principle must be applied and an ecological assessment at site level to support individual planning applications will be required.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new	The River Avon SSSI/SAC is approximately 200m west of the site but is separated from the candidate site by development. The Winterbourne Earls County Wildlife Site is within 500m of the site but also separated by development and the River Bourne. The site is also located within 2km of the Salisbury Plain SAC and the Porton Down SSSI/SPA; and falls within the 6.4km buffer of Salisbury Plain SPA. It also falls within 1.2km of the Figsbury Ring SSSI. The features at the boundaries such as hedgerows and trees may support protected species and should be retained.

development resulting in a net gain?	
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features via public footpaths (for example to CWS - Meadows).
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The features at the boundaries such as hedgerows and trees may support protected species and should be retained. In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure. The railway line to the south contributes to connectivity of the wider landscape.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. There is no evidence of BAP habitats on site but the features at the boundaries such as hedgerows and trees may support protected species and should be retained.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the village does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) -	

SUMMARY OF SA OBJECTIVE 1

This is an agricultural site, which generally has limited ecological value due to the nature of the land use, though the features at the boundaries such as hedgerows and trees may support protected species and should be retained. An ecological assessment and further details on the proposals will be required to accurately assess likely impacts. There is potential to create or enhance habitats through development of the site. The River Avon SSSI/SAC is approximately 200m west of the site, and the Winterbourne Earls Meadows County Wildlife Site is approximately 500m away, but both are separated from the candidate site by development. The site is also located within 2km of the Salisbury Plain SAC and the Porton Down SSSI/SPA; and falls within the 6.4km buffer of Salisbury Plain SPA. It also falls within 1.2km of the Figsbury Ring SSSI.

The site falls within the River Avon (Hampshire) catchment which may result in water resource implications. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. On the basis of the available evidence and the HRA screening, the site option would have a minor adverse effect on the objective.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is undeveloped and located on the edge of a large village which is generally a sustainable location for limited growth in accordance with the Core Strategy. In general the development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence having regard to its prominence in the landscape and the need to reflect the village and to reflect local built vernacular. The Winterbourne's local facilities and services, and local bus services, are dotted along the A338 between Winterbourne Earls in the south (school) and Winterbourne Gunner in the north, where the post office and shop are located; however the nearest surgery is at Porton (3km). Trip lengths could therefore vary and may for some residents result in regular car trips. The shop and post office are approximately 700m away and may therefore be within a distance which is walkable. The school is adjacent to the site and there is a bus stop outside the school enabling access to hourly services to Porton and Salisbury (20 min travel time).
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site and therefore maximising reuse of previously developed land is not achievable.
3. Encourage remediation of contaminated land?	There is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. It is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team

5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage of potential soil contamination.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p>The site is undeveloped and located on the edge of a large village which is generally a sustainable location for limited growth in accordance with the Core Strategy. Facilities within Winterbourne (shop/post office) are approximately 700m away however the nearest surgery is at Porton (3km). There is regular public transport available at A338 bus stops (bus connection to Salisbury/Porton).</p> <p>In general the development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. The site is not located on previously developed land; the site is greenfield and therefore unlikely to require remediation. No up to date information is held as to the grade of agricultural land on site but if found to be high quality its loss would be minor to negligible. The site is not located within a Mineral Safeguarding Area so not sterilisation of viable mineral resources will occur. On the basis of the available evidence the site option would have a minor adverse effect on this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	Capacity appraisals need to be undertaken by Wessex Water in relation to both the supply of water as well as foul drainage for which there is currently limited capacity. These are not likely to hinder the delivery of the site by 2026.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<p>In the light of capacity issues, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water, particularly in relation to foul drainage.</p> <p>Evidence suggests that investment would be needed given the distance of the site to trunk mains. Further as the site is adjacent to the railway additional consents under planning will be required from Network Rail which could limit the area</p>

	available for development.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. Alternative harvesting systems such as underground tanks need to be explored in order to proactively manage surface water runoff from developments.
4. Consider the need for adequate provision of surface water and foul drainage?	Investigation of on-site and off-site capacity to manage surface water/discharge to sewerage systems would need to be undertaken. There is limited capacity in local foul water systems which will require a capacity appraisal, and offsite connecting sewer. Given underlying chalk, the site is within a sensitive groundwater area so will require testing and monitoring for at least 12 months to determine the level of ground water and in order to determine a suitable storm water disposal system which may have an impact on the size and area of development. Mitigation could be problematic. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25. No public surface water systems at this location and flows to land drainage system. The site would need outfall to the river Bourne and require third party land works and consent.
5. Protect, and where possible, improve surface, ground and drinking water quality?	Development would lead to a limited increase in demand for water. The site does not fall within a Source Protection Zone. In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. Groundwater levels will require testing and monitoring for at least 12 months, further guidance can be found in the Council's Groundwater Strategy.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction will need to be considered further through appropriate assessment if the site is taken forward into any subsequent stage of the site selection process.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 3	
The site is not within a Source Protection Zone. The site falls within 200m of the River Avon SAC but is separated by development. Given the notional site capacity development careful consideration would need to be given to impact of water usage and discharge on biodiversity. Due to the relationship of the site with SACs, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent	

stage of the selection process. Groundwater monitoring is required for this site and engineering solutions may be required to manage surface water. There is no surface water outfall as water discharges into land drainage systems. This would have to be provided to ensure outfall to River Bourne and may require third party consent. There is limited capacity in the fresh water supply system and investment into network reinforcements is required. In terms of sewerage, there is also limited capacity in the sewerage systems with off-site connecting sewer required.

Therefore potentially significant investment is required to secure water infrastructure, foul water disposal and surface water management solutions for this site which may be problematic to achieve; mitigation is likely to be problematic. On the basis of the available evidence the site would have a moderate adverse effect on this objective.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the development is within 700m of key services and facilities and the school lies adjacent to the site. Therefore some facilities such as the post office/shop, and the school are accessible by foot and cycle. In addition, a bus stop at the A338 enables access to a regular bus service to Salisbury (20 minutes journey time). This should help limit the extent of additional traffic emanating from the site.</p> <p>Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes and may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site is located within Winterbourne adjacent to the A338 so there may be effects from pollution.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Locations adjacent to rail lines are liable to suffer from unacceptable levels of noise and vibration. Railways are exempt from</p>

	<p>statutory nuisance action. It is difficult to recommend an exclusion zone as line use varies. However, caution should be exercised at potential development against mainline railway boundaries. Noise and vibration assessments would need to be provided to support development at this site.</p> <p>In addition the site is within proximity to high intensity pig farm permitted by the Environment Agency (EA) causing issues with strong odour. These issues would have to be assessed and potentially mitigated against. Residential dwellings being closer to the farm (within 400m) may impact on the EA permit and subsequently the business. The area closest to the rail line lies within 350m of the farm.</p> <p>The pig farm has historically attracted odour complaints and is the sort of operation that is likely to give rise to such complaints. The site does have an odour management plan for compliance with their Environmental Permit. However, despite these measures on the site it is likely that odour will remain and potentially impact on this development and harm the living conditions of future residents. In addition, there have been odour complaints from further away (around SHLAA site s1055).</p>
4. Seek to reduce development in or near to AQMAS ¹³ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and

¹³ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

avoided?	implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) - - -	
<p>SUMMARY OF SA OBJECTIVE 4</p> <p>The site does not fall within a designated AQMA. Development is likely to increase local traffic, which may adversely affect air quality. Measures must be implemented to mitigate emission levels in line with the council's policies and Air Quality Strategy, such as landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips.</p> <p>There are considerations with regard to the proximity of the site to the railway and pig farming and associated noise and odour nuisance. Odour from the farm cannot be mitigated against. Accordingly the major adverse effects are envisaged on this objective.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources will be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	

SUMMARY OF SA OBJECTIVE 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions. Overall the effects on the objective are considered to be minor adverse.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?

The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is some 200m east of the Flood Zone 2/3 associated with the River Bourne. There are no public surface water systems at this location and surface water flows to land drainage system. The site would need outfall to the River Bourne which would require third party land works and consent. Underlying chalk may be susceptible to seasonal groundwater levels. 12 months monitoring will be required to determine groundwater levels. Investigations will be required in accordance with the Council's Groundwater Strategy to determine a suitable storm water disposal system which may have an impact on the size and area of development.

2. Ensure that development can adapt to the predicted future impacts of climate change?

Wiltshire will experience:

- hotter summers;
- milder winters;
- increased periods without rain;
- increased intensity in rainfall; and
- more extreme weather events.

Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).

3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	There are no public surface water systems at this location and surface water flows to land drainage system. The site would need outfall to the river Bourne which would require third party land works and consent. There is a potential risk from groundwater and surface water flooding. Monitoring and site investigations in respect of groundwater levels will be required to devise appropriate engineering solutions to mitigate this, including suitable storm water disposal. Attenuation measures may have an impact on the size and area of development.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is approximately 200m south east of an area of flood risk (Flood Zone 2/3). However due to its size the site would require Flood Risk Assessment. There is a risk from groundwater and surface water flooding and monitoring and site investigations will be required to devise appropriate engineering solutions to mitigate this. Site investigation would be required to determine the feasibility of surface water attenuation/disposal on and off-site.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 5b	
<p>The site is located within Flood Zone 1 and risk of flooding created by impermeable surfaces on the site due to residential development can be addressed through mitigation measures to ensure the surface runoff from the site is not increased. The site is some 200m east of an area of flood risk (Flood Zone 2/3). A Flood Risk Assessment is required to support any planning applications. Potential adverse effects from surface water flooding could be mitigated through engineering solutions. Third party consent may be required to deliver adequate outfall to the River Bourne. Overall technical solutions are available which can mitigate the effects from development but may reduce the developable land available. The effects on the objective are considered to be moderate adverse given mitigation may prove problematic.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site lies outside but adjacent to the Winterbourne Earls Conservation Area (running along the north east boundary) and so there is potential for adverse effects on the setting of this asset and its significance of this designation. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are likely but in the event they arise, they would seem capable of mitigation.
2. Ensure appropriate archaeological	A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity

assessment prior to development?	rating. There may be potential for archaeological assets below ground which may require further evaluation and mitigation. The archaeological potential of the site is considered to be low; nevertheless an archaeological assessment at planning application stage will be required.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site does not host historical buildings and buildings of significant local interest that could be re-used.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing would deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. In accordance with legislation and national policy/local plan policy, having been informed by a Heritage Impact Assessment. There are no published management objectives for the Winterbourne Earls Conservation Area which is located adjacent to the site.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	No heritage sites have been identified being at risk in connection with this site or the wider area.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site does not lie within proximity of the World Heritage sites.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 6	
<p>A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating. Development at the site would not directly/physically affect listed buildings, World Heritage Site or Scheduled Monuments. The Winterbourne Earls Conservation Area is immediately adjacent to the site (running along the north east boundary) and so there is potential for adverse effects on the setting of this designation. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are likely but in the event they arise, they would seem capable of being mitigated.</p> <p>There is the potential for archaeological assets below ground; archaeological assessment would be required.</p> <p>Overall, the effects on the objective are considered to be minor adverse.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local	

distinctiveness and sense of place

Decision Aiding Questions. Will the development site...

1. Protect and enhance the landscape character and scenic quality of the countryside?	The general description of the area in the Landscape Character Assessment is “Chalk River Valley – good condition, strong strength of character.” The strategy is to conserve the landscape character. The site falls into a Special Landscape Area. Development of the site would avoid some of the more highly valued designations such as AONBs. There are hedgerows present on site which should be retained. The site has a medium inter-visibility with residential areas nearby. It is considered that housing development at this site would result in very few/ negligible landscape and visual impacts.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces. Two PRoW run alongside the north-western boundary (WINT1 and WINT6). They would have to be maintained to continue to ensure connectivity and access of the wider countryside and Winterbourne Gunner to the north.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs?	The site falls into a Special Landscape Area. Development of the site would avoid some of the more highly valued designations such as AONBs.
5. Protect rights of way, open space and common land?	Two PRoW run alongside the north-western boundary (WINT1 and WINT6). They would have to be maintained to continue to ensure connectivity and access of the wider countryside and Winterbourne Gunner to the north.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Development of the site would not affect the Green Belt.

Assessment outcome (on balance) -**SUMMARY OF SA OBJECTIVE 7**

Development of the site would avoid some of the more highly valued designations such as AONBs. It is considered that housing development at this site would result in very few/ negligible landscape and visual impacts. In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure and offer the potential to deliver additional access to and availability of urban greenspaces. Two PRoW run alongside the north-western boundary (WINT1 and WINT6). They would have to be maintained to continue to ensure connectivity and access of the wider countryside and Winterbourne Gunner to the north. The site offers opportunities to include mitigation measures such as green infrastructure. Overall, the effects on the

objective are considered to be minor adverse.

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The whole SHLAA site has capacity for up to approximately 103 residential units which contributes towards Wiltshire's housing targets and the development would be subject to an affordable housing requirement based on local and national policy requirements. Depending on the total number of dwellings agreed for the site based on mitigation set out in this assessment, it can be assumed that the site would provide an adequate supply of affordable housing.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures. As the site has capacity for up to 103 dwellings there remains flexibility to include units which meet the need identified in the local needs survey (January 2016).
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy. Large villages are identified in the WCS as sustainable settlements for limited level of development in order to help retain the vitality of these communities. This can reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	At this stage, and on the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area. The Winterbourne NP is at a very early stage in its development.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	The site would be adjacent to developed areas in Winterbourne so it would not generate an isolated development. The adequacy of proposed units would have to be determined at application stage taking into account evidence on local needs. The site has adequate access to village facilities and to Salisbury by bus.

Assessment outcome (on balance) + + +

SUMMARY OF SA OBJECTIVE 8

The whole SHLAA site provides capacity for up to approximately 103 residential units, which contributes towards Wiltshire's housing unit targets and could deliver a substantial number of affordable housing depending on the final number of dwellings overall. The site is in a sustainable location within Winterbourne Earls due to the

accessibility of bus services, and therefore offers opportunities to reach services/facilities by non-car modes of travel. On balance the site is considered to have a major positive effect on this objective.

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities

Decision Aiding Questions. Will the development site...

<p>1. Promote design of buildings and spaces to reduce crime and the fear of crime?</p>	<p>In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to create spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence that this could not be achieved although details would have to be provided at detailed proposals stage.</p>
<p>2. Promote design of buildings and spaces to reduce obesity?</p>	<p>Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This would need to be considered more holistically as part of a development proposal. The site is within up to 700m of village facilities which generally would encourage walking and cycling and a healthier lifestyle.</p>
<p>3. Promote the design of buildings and spaces to meet the changing needs of the population?</p>	<p>Core Policy 45 and 46 in the Core Strategy require development to respond to the changing needs of the population locally, including the needs of the elderly. Lifetime Homes for example could be integrated into the development alongside other types of properties needed locally as evidenced through the local housing needs survey; and the site would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Overall the development should also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.</p>
<p>4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?</p>	<p>The nearest health facility is at Porton, approx. 4km away. There is a regular bus service enabling The Winterbournes residents to get to Porton in approx. 12 minutes. Development of the site would result in additional demand on the local health service which would require mitigation in the light of capacity constraints.</p>
<p>5. Maximise opportunities within the most deprived areas?</p>	<p>This site falls within 049D LSOA which is amongst the 20% least deprived neighbourhoods in the country. In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home. Development at this site is not likely to have adverse impacts on deprivation in the local area.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>In accordance with national policy/local plan policy, the allocation and development of the site would improve rural cohesion and reduce the need to travel to local service/facilities by private car. The site abuts existing residential areas so its development would not result in an isolated development. The limited distance to essential village facilities would assist those without a car. Winterbourne has a regular bus service to the local school and further on to Salisbury where higher order facilities and services could be accessed within 20min.</p> <p>Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. In supporting local services, the</p>

	need to travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	The development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>Winterbourne Earls Primary School, located adjacent to the site, is almost full and forecast to remain so. The school site is not sufficient to further expand the school. The school is popular and as a result takes a number of pupils from outside of the catchment area. Housing development on the site would reduce the potential of this and pupils would have to return to their local schools. In the short term a large development may mean that residents moving in with older children would be unlikely to gain a place at the school. The school is however likely to be able to admit pupils arising from a small level of development e.g. 30 units or less.</p> <p>Gomeldon School is full and forecast to remain so; it is also not capable of expansion. It experiences similar issues to the Winterbourne Earls School. Anyone moving in with a child below school age would be able to gain a reception place at the school however the school would not be able to admit any children already of school age as those year groups are already full.</p> <p>In relation to secondary education, Sarum Academy is proposed to be expanded. Mitigation will be required from this development.</p>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 9	
<p>The site is within reasonable proximity to the services and facilities provided by the village as well as open space. The site itself offers opportunities to integrate measures that encourage healthy lifestyles, design solutions to reduce the fear of crime and consider the changing needs of the population. Given the site is located in a village, there is more limited access to the types of facilities found in higher order settlements such as hospitals or colleges. The village is serviced by a regular bus service to Salisbury which increases the possibility for those without a car to access higher order settlement services and facilities. Mitigation would be required to cater for additional patient demand at Porton surgery. Adverse effects on primary education could be mitigated through limiting the scale of development on the site to no more than 30 dwellings. Overall the effects are likely to be moderate adverse on this objective.</p>	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to walking routes to local services/facilities/employment. The site is close to footpaths (PRoW) and within 500m of village facilities which should discourage some use of the car. The primary school lies directly adjacent to the site. Cycling opportunities are limited as the A338 is a national primary route and busy.
2. Ensure new development incorporates facilities and	The site could provide shared space internally. In accordance with local plan/Transport Plan policies, the site would have the potential to create links to existing cycling infrastructure although it must be noted that there is no dedicated cycle lane on the

infrastructure for cyclists?	A338 the proposal could link up with.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is close to footpaths and within 700m of village facilities which should discourage the use of the car. The village is serviced by a regular bus service to Salisbury which increases the possibility to access higher order settlement services and facilities by public transport. Nonetheless, due to the general location and limited facilities and services within the village the majority of trips will be undertaken by the private car. Cycling opportunities are limited as the A338 is a busy national primary route.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 10	
The site is well related to the existing facilities of Winterbourne, including the adjacent primary school. The availability of public transport, and accessibility of schools and local services may encourage travelling by non-car modes. However cycling opportunities are limited as the A338 is a busy national primary route. Due to the general location and limited facilities and services within the village the majority of trips will be undertaken by the private car. On that basis the effects on the objective are considered to be minor adverse.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of The Winterbournes.
Assessment outcome (on balance) + + +	
SUMMARY OF SA OBJECTIVE 11	
Development will increase the local population, could contribute to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term it is expected that development in this location would support the viability of local	

services, facilities and businesses of The Winterbournes. Overall if it considered that the likely effects on this objective would be major positive.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. In addition, there are no employment areas in the Winterbournes whose vitality and viability could be protected and enhanced by development. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the wider community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away.

Assessment outcome (on balance) +

SUMMARY OF SA OBJECTIVE 12

The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on SA Objective 12.

Site S91 - Land by Summerlug Estate and Railway, Winterbourne Earls

Site context

Site size: 2.9 ha Site capacity: approximately 65 dwellings

This is a greenfield, agricultural site of 2.9ha to the south of Winterbourne Earls. The site is bordered by the A338 to the west and mainline railway to the east. There are existing residential properties in the vicinity of the site.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	This is an agricultural site, which generally has limited ecological value due to the nature of the land use, though the features at the boundaries such as hedgerows and trees may support protected species and should be retained. The site lies adjacent to railway line which is a primary habitat corridor. It is advised to limit housing density to ensure large buffer can be left next to railway in order to offset lost arable habitats and enhance wildlife corridors. Furthermore existing hedgerows should be retained
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	<p>and enhanced. Boundary features should be excluded from curtilage of properties.</p> <p>Ecological assessment and further details on the proposals will be required to accurately assess likely impacts. There is potential to create or enhance habitats through development of the site.</p>
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The site falls within 6.4km buffer zone of the Salisbury Plain SPA and 2km of the Porton Down SPA. It also lies in 250m proximity to the River Avon/Bourne SAC. The Figsbury Ring SSSI lies approximately 1.2km away to the south east. Features at the site's boundaries such as hedgerows and trees may support protected species and should be retained. The site lies adjacent to railway line which is a primary habitat corridor. It is advised to limit housing density to ensure large buffer can be left next to railway in order to offset lost arable habitats and enhance wildlife corridors. Furthermore existing hedgerows should be retained and enhanced. Boundary features should be excluded from curtilage of properties.
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated features such as the SAC which lies in approximately 250m to the west, and Figsbury Ring SSSI to the east.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The site lies adjacent to railway line which is a primary habitat corridor. It is advised to limit housing density to ensure large buffer can be left next to railway in order to offset lost arable habitats and enhance wildlife corridors. Furthermore existing hedgerows should be retained and enhanced. Boundary features should be excluded from curtilage of properties.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/ species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements Ecological assessments would be required.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are	Not applicable – Winterbourne Earls does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.

assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 1	
<p>The site lies in proximity to the River Avon SAC and within the buffer zones of the Porton and Salisbury SPA. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. Because of the relationship of the site with SACs, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process. There are local habitats which should be protected through appropriate buffer zones and excluded from the curtilage of properties, such as boundary hedgerows; and it is advised to limit housing density to ensure large buffer can be left next to railway in order to offset lost arable habitats and enhance wildlife corridors. This could be integrated into green infrastructure schemes the site can, generally, accommodate. Overall, on the basis of the HRA screening it is considered that this site option has minor adverse effects on this objective.</p>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	Some facilities such as the post office/shop, and the school are accessible by foot and cycle. A bus stop at the A338 enables access to a regular bus service to the Winterbournes, Salisbury and Porton (20 minutes journey time). The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site so reuse of previous developed land is not achievable.

3. Encourage remediation of contaminated land?	There is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. It is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
5. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team
6. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.
7. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
8. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p>Appropriate densities could be achieved on this site in line with national and local planning policy. The site is not located on previously developed land; the site is greenfield and therefore would be unlikely to require remediation.</p> <p>It is within 600m of village services and facilities and a regular bus service is available on the A338 (to Salisbury and Porton). No up to date information is available on the grade of agricultural land on site, but if found to be high quality its loss would be minor to negligible given the size of development. The site is not located within a Mineral Safeguarding Area so not sterilisation of viable mineral resources will occur. Overall the site option would have a minor adverse effect on this objective.</p>	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	Capacity appraisals need to be undertaken by Wessex Water in relation to both the supply of water as well as foul drainage for which there is currently limited capacity. Offsite connecting sewer is likely to be needed. These are not likely to hinder the delivery of the site by 2026.

<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In the light of capacity issues, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water, particularly in relation to foul drainage.</p> <p>Evidence suggests that investment would be needed given the distance of the site to trunk mains. Further as the site is adjacent to the railway additional consents under planning will be required from Network Rail which could limit the area available for development.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. Alternative harvesting systems such as underground tanks need to be explored in order to proactively manage surface water runoff from developments.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Investigation of on-site and off-site capacity to manage surface water/discharge to sewerage systems would need to be undertaken. There is limited capacity in local foul water systems which will require a capacity appraisal and offsite connecting sewer with downstream upsizing works. In addition there are no public surface water systems at this location.</p> <p>Given underlying chalk, the site is within a sensitive groundwater area so will require testing and monitoring for at least 12 months to determine the level of ground water and in order to determine a suitable storm water disposal system which may have an impact on the size and area of development. Mitigation could be problematic. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>Development would lead to a limited increase in demand for water. The site does not fall within a Source Protection Zone. In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site is within an identified 'Groundwater area' so will require testing and monitoring for at least 12 months to determine the level of ground water. Further guidance can be found in the Council's Groundwater Strategy.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction will need to be considered further. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</p>

Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 3

The site is not within a Source Protection Zone; therefore it is unlikely that there would be any significant effect on groundwater quality. Given the capacity of the site, development would lead to a limited increase in demand for water so early engagement with relevant bodies will be required to ensure that there is sufficient capacity within abstraction licensing arrangements. Due the relationship of the site with SAC, likely significant effects are triggered based on a settlement level HRA screening.

An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. Also, foul water and surface water infrastructure deficits will need to be addressed before the site can go ahead. The underlying geology may not permit the implementation of SuDS and groundwater levels may be an issue. 12 months monitoring and site investigations will be required to determine groundwater levels and groundwater related flood risk. Technical solutions may have to be agreed, and investment into infrastructure may be required. On the basis of the available evidence the site would have a moderate adverse effect on this objective.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the development is within 600m of key services and facilities and the school lies adjacent to the site. A bus stop at the A338 enables access to a regular bus service to Salisbury (20 minutes journey time). This should help limit the extent of additional traffic emanating from the site.</p> <p>Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes and may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site is located within Winterbourne adjacent to the A338 so there may be effects from pollution.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Locations adjacent to rail lines are liable to suffer from unacceptable levels of noise and vibration. Railways are exempt from statutory nuisance action. It is difficult to recommend an exclusion zone as line use varies. However, caution should be exercised at potential development against mainline railway boundaries. Noise and vibration assessments would need to be provided to support development at this site.</p>

	<p>In addition the site is within proximity to high intensity pig farm permitted by the causing residential amenity issues with strong odour. These issues would have to be assessed and potentially mitigated against. Residential dwellings being closer to the farm (within 400m) may impact on the Environment Agency (EA) permit and subsequently the business. The area closest to the rail line lies within 325m of the farm.</p> <p>The pig farm has historically attracted odour complaints and is the sort of operation that is likely to give rise to such complaints. The site does have an odour management plan for compliance with their Environmental Permit. However, despite these measures on the site it is likely that odour will remain and potentially impact on this development and harm the living conditions of future residents. In addition, there have been odour complaints from further away (around SHLAA site s1055).</p>
4. Seek to reduce development in or near to AQMAs ¹⁴ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) - - -	

¹⁴ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

SUMMARY OF SA OBJECTIVE 4

The site does not fall within a designated AQMA. Development is likely to increase local traffic, which may adversely affect air quality. Measures must be implemented to mitigate emission levels in line with the council's policies and Air Quality Strategy, such as landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips. Good accessibility of bus services may reduce the amount of car traffic emanating from the site.

There are considerations with regard to the proximity of the site to the railway and pig farm and associated noise and odour nuisance. Odour from the farm cannot be mitigated against. Accordingly the major adverse effects are envisaged on this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources will be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions.

Overall a minor adverse effect is envisaged on this objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is some 250m east of the Flood Zone 2/3 associated with the River Bourne. There are no public surface water systems at this location. Surface water systems must be sealed as per sewers. While no insurmountable constraints have been identified underlying chalk may be susceptible to seasonal groundwater levels. 12 months monitoring will be required to determine groundwater levels. Investigations will be required to determine a suitable storm water disposal system which may be problematic to mitigate and could have an impact on the size and area of development.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>There is a potential risk from groundwater and surface water flooding. Monitoring and site investigations in respect of groundwater levels will be required to devise appropriate engineering solutions to mitigate this, including suitable storm water disposal. Attenuation measures may have an impact on the size and area of development.</p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p>The site is located within Flood Zone 1. The site is some 250m east of an area of flood risk (Flood Zone 2/3). As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However due to its size the site would require Flood Risk Assessment. There is a risk from groundwater and surface water flooding and monitoring and site investigations will be required to devise appropriate engineering solutions to mitigate this. Site investigation would be required to determine the feasibility of surface water attenuation/disposal on and off-site.</p>
<p>5. Protect and enhance the natural</p>	<p>In accordance with national and local policy provisions, the development of the site would not affect the areal extent and</p>

function of floodplains?	function of the floodplain.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 5b	
<p>The site is located within Flood Zone 1 and some 250m east of an area of flood risk but surface water management will be in an issue due to ground conditions. The site would require a Flood Risk Assessment and site investigations/monitoring. Engineering solutions may be required to address flood risk from surface water and groundwater flooding. Overall it is considered that the site option would have moderate adverse effects on this objective as mitigation measures are likely to be problematic.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site would not affect any heritage assets since there are none on, immediately adjacent or in the vicinity of the site.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential to be low nevertheless an archaeological assessment will be required at application stage. A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating and having no direct impacts on built heritage.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	There are no relevant buildings on site which could be reused.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	Notwithstanding that the site would not affect any heritage assets, development would be required to be in keeping with the character and appearance of the area.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no relevant buildings on site.

6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	There is no evidence that the WHS would be impacted on by the development.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 6</p> <p>A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating. Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site, SAMs or conservation areas. The archaeological potential of the site is low; an archaeological assessment will be required nevertheless. Mitigation is likely to be achievable. Overall, minor adverse effects are envisaged on this objective.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The landscape character is described as Chalk River Valley and in good condition, with strong strength of character. The strategy is to conserve the landscape character. The site falls into a Special Landscape Area. It is considered that housing development at this site would result in very few/ negligible landscape and visual impacts. Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space. There are hedgerows present on site which should be retained.</p> <p>However, as the site is located to the south of the Winterbournes there are some concerns regarding coalescence with Hurdcott (a small hamlet not identified in the settlement hierarchy).</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The site lies adjacent to the railway and existing residential development. The site has limited potential to deliver net improvements in terms of the quality and quantity urban green space and countryside access for recreational purpose. Internal greenspace forming part of the green infrastructure may deliver some improvements but this would be deemed to be relatively limited.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three	The site falls into a Special Landscape Area. Development of the site would avoid some of the more highly valued designations such as AONBs.

local AONBs?	
5. Protect rights of way, open space and common land?	None of these designations/categories would be affected by development.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not located within or adjacent to the Green Belt.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 7	
It is considered that housing development at this site would result in very few/ negligible landscape and visual impacts. Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space. There are some concerns regarding coalescence with Hurdcott and it is considered that the site has limited potential to deliver net improvements in terms of the quality and quantity urban green space and countryside access for recreational purpose. Overall, likely effects are considered to be minor adverse against this objective.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures. As the site has capacity for up to 65 dwellings there remains flexibility to include units which meet the need identified in the local needs survey (January 2016) ¹⁵ . However other requirements/mitigation measures identified in the SA may reduce the overall capacity.
3. Ensure adequate provision of land	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet

¹⁵ Wiltshire Council, January 2016: The Winterbournes, Parish Housing Needs Survey

to meet housing needs?	local and HMA targeted needs. However other requirements/mitigation measures identified in the SA may reduce the overall capacity.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy. Large villages are identified in the WCS as sustainable settlements for limited level of development in order to help retain the vitality of these communities. This can reduce the risk of speculative development in unsustainable locations. While the total number of dwellings would have to be determined through a detailed proposal it is considered that up to 65 dwellings would form a substantial level of growth for a large village. However, the overall site capacity may have to be reduced to account for mitigation measures identified elsewhere in this assessment.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	At this stage, and on the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area to meet needs as the plan is at an early stage in its development.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	The site abuts an existing residential area so it would not generate an isolated development. However the site is situated at the extreme southern end of The Winterbournes which may lead to a degree of isolation. The adequacy of proposed units would have to be determined at application stage taking into account evidence on local needs.
Assessment outcome (on balance) + + +	
SUMMARY OF SA OBJECTIVE 8	
<p>The whole SHLAA site provides capacity for up to approximately 65 residential units though this may be reduced through the mitigation set out in this assessment. This would contribute towards Wiltshire's housing unit targets, including affordable housing. The site is located close to the local school but the site is situated at the very southern end of the village with other services/facilities such as the post office and shop being over 900m away which is considered to be adequate but may result in longer trips for residents. A regular bus service can be accessed on the A338 at various points which would enable residents to access other local services at The Winterbournes, Porton or Salisbury in 20 minutes or less. Overall there is no evidence to suggest that the site could not deliver quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures. Therefore it is considered that this site option has a major positive effect on the objective.</p>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Individual design aspects which enable creation of inclusive and 'safe' neighbourhoods can be integrated at detailed proposals stage and the overall site size

crime?	should provide sufficient flexibility to accommodate this.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This would need to be considered more holistically as part of a development proposal. The distance to some village facilities such as the shop/post office at Winterbourne Gunner (900m) may discourage residents to walk or cycle; but there remains potential to link up with existing footpaths off the A338.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Core Policy 45 and 46 in the Core Strategy require development to respond to the changing needs of the population locally, including the needs of the elderly. Lifetime Homes for example could be integrated into the development alongside other types of properties needed locally as evidenced through the local housing needs survey; and the site could deliver affordable housing in line with local and national policy requirements. Overall the development should also consider appropriate integration with existing development.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The nearest health facility is at Porton, approx. 4km away. There is a regular bus service enabling The Winterbournes residents to get to Porton in approx. 12 minutes. Development of the site would result in additional demand on the local health service which would require mitigation in the light of capacity constraints.
5. Maximise opportunities within the most deprived areas?	This site falls within 049D LSOA which is amongst the 20% least deprived neighbourhoods in the country. In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home. Development at this site is not likely to have adverse impacts on deprivation in the local area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	<p>Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</p> <p>The site would be developed on the southern edge of The Winterbournes but adjoining existing residential areas to the north. The Winterbourne's local facilities and services, and local bus services, are dotted along the A338 between Winterbourne Earls in the south and Winterbourne Gunner in the north, where the post office and shop are located. Trip lengths could therefore vary. The school is approximately 100m away from the site and could be accessed by walking or cycling. The shop and post office are approximately 900m away and may therefore be beyond a distance which is walkable. On the other hand there is a regular bus service linking Salisbury with Porton via The Winterbournes, and bus stops are accessible at various points along the A338.</p>
7. Support the development of community campuses?	The development of community campuses is directed to the higher order settlements and therefore is not relevant to this site
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated	Winterbourne Earls Primary School is within walking distance of the site but is almost full and forecast to remain so. The school site is not sufficient to further expand the school. The school is popular and as a result takes a number of pupils from outside of the catchment area. Housing development on the site would reduce the potential of this and pupils would have to return to their local schools. In the short term a large development may mean that residents moving in with older children

from the site?	<p>would be unlikely to gain at place at the school. The school is however likely to be able to admit pupils arising from a small level of development e.g. 30 units or less.</p> <p>Gomeldon School is full and forecast to remain so; it is also not capable of expansion. It experiences similar issues to the Winterbourne Earls School. Anyone moving in with a child below school age would be able to gain a reception place at the school however the school would not be able to admit any children already of school age as those year groups are already full.</p> <p>In relation to secondary education, Sarum Academy is proposed to be expanded. Mitigation will be required from this development.</p>
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Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 9

The site is within varying distance to the services and facilities provided by the village. Given the site is located in a village, there is more limited access to the types of facilities found in higher order settlements such as hospitals or colleges; however a regular bus service is available to Salisbury and Porton. There is some flexibility to accommodate design solutions thereby increasing the potential for walking and cycling, to accommodate the changing needs of the local population and to create safe neighbourhoods. The site has potential to be integrated into the existing village fabric and would not become an isolated development in itself – however the development would be located at the southern edge of Winterbourne Earls. Potentially adverse effects on local health facilities could be mitigated. Growth within the village of up to 30 units could be accommodated by the local primary school. Therefore, development of this site should not exceed 30 dwellings as mitigation. Overall, moderate adverse effects are envisaged on this objective.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This would need to be considered more holistically as part of a development proposal. Cycling opportunities are limited as the A338 is a national primary route and busy. The A338 has footways hereabouts.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	The site could accommodate concepts such as shared space for example but this would have to be confirmed through detailed design of a scheme. There is limited potential for safe cycling in either direction on the A338 as this is a busy national primary route.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the	The location of this site on the edge of the village in comparatively longer distance from village facilities makes the use of sustainable transport modes less likely. A regular bus service is available at stops on the A338 which connects the Winterbournes with Salisbury and Porton, and there is potential for the development to link up with footpaths on and off the

private car?	A338. Nonetheless, due to the general location and limited facilities and services within the village the majority of trips will be undertaken by the private car.
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Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 10

The development itself could notionally accommodate design solutions to encourage the use of walking and cycling and linking the site with the A338, which is the main access road into the village and to Salisbury further south. The A338 has footways but no cycle lane, and is a national primary route. The location of this site on the edge of the village in comparatively longer distance from village facilities (bar the primary school) which makes the use of sustainable transport modes less likely, but a regular bus service is available at stops on the A338 which connects The Winterbournes with Salisbury and Porton on a regular basis. While non-car travel is possible in principle, the site's general location will result in trips undertaken predominantly with the private car. On balance the site option would have a minor adverse effect on this objective.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
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2. Support the rural economy?	Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of The Winterbournes.
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Assessment outcome (on balance) + +

SUMMARY OF SA OBJECTIVE 11

Development will increase the local population, could contribute to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term it is expected that development in this location would support the viability of local services, facilities and businesses of The Winterbournes. Overall if it considered that the likely effects on this objective would be moderate positive.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. In addition, there are no employment areas in the Winterbournes whose vitality and viability could be protected and enhanced by development. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the wider community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 12	
The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on SA Objective 12.	

Site S92 - Land by Railway Line and Vicarage, The Winterbournes

Site context	
Site size: 0.46 ha Site capacity: approximately 11 dwellings	
Small site of 0.46 ha adjacent to Winterbourne Earls with capacity for 11 dwellings. Mainline railway runs along eastern boundary of site.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The evidence base indicates there are few or no ecological issues in relation to this site. However, the precautionary principle must be applied and an ecological assessment at site level to support individual planning applications will be required. This is an agricultural site, which generally has limited ecological value due to the nature of the land use, though the features at the boundaries such as hedgerows and trees may support protected species and should be retained. While in theory there is

	potential to create or enhance habitats through development of the site it remains questionable if the site capacity would actually enable this to happen.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The site falls within the 6.4km buffer zone of the Salisbury Plain SPA and 2km of the Porton Down SPA. It also lies in 500m proximity to the River Avon/Bourne SAC. The Figsbury Ring SSSI lies approximately 1.2km away to the south east. The features at the boundaries such as hedgerows and trees may support protected species so assessments and further details on the proposals will be required to accurately assess likely impacts and derive appropriate mitigation measures; i.e. buffer zones.
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated features such as the SAC which lies in approximately 500m to the west, and the Figsbury Ring SSSI to the east. Two public footpaths run past the site which could enable residents to access the wider countryside to the east.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The site lies adjacent to railway line which is a primary habitat corridor. Furthermore existing hedgerows should be retained and enhanced.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The site is very small and therefore its capability of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain is very limited.
6. Ensure all new developments have regard to and protect BAP habitats/species?	An ecological assessment will be required to investigate effects on local habitats and species. In accordance with local plan policy and biodiversity targets, the development of the site for housing may not be capable of delivering biodiversity improvements alongside a viable number of housing units.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury	Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.

Plain and New Forest SPAs?	
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 1	
<p>An ecological assessment would be required to support a planning application to ascertain the effects on local habitats and species. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. Due to the relationship of the site with SACs, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. In addition the site is small and there is, practically, little potential to create or enhance habitats and green infrastructure through development of the site alongside a viable number of housing units, due to the site’s small size. Public footpaths in the vicinity could enable access to the wider countryside and designated areas. On balance and based on the HRA screening, the site option would have a minor adverse effect on the objective.</p>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is located on the edge of a large village which is generally a sustainable location for limited growth in accordance with the Core Strategy. The site is well located to the centre of the village. The primary school lies approximately 500m away. A regular bus service is available on the A338 (to Salisbury and Porton). The Winterbourne’s local facilities and services, and local bus services, are dotted along the A338 between Winterbourne Earls in the south and Winterbourne Gunner in the north, where the post office and shop are located. Trip lengths could therefore vary and may for some residents result in regular car trips. The school is approximately 300m away from the site and could be accessed by walking or cycling. The shop and post office are approximately 800m away and may therefore be beyond a distance which is walkable. On the other hand there is a regular bus service linking Salisbury with Porton via The Winterbournes, and bus stops are accessible at various points along the A338. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site so reuse of previous developed land is not achievable.

3. Encourage remediation of contaminated land?	There is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. It is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
5. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team
6. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.
7. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
8. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. The site lies within 300m of the primary school but post offices and shops are further away (800m). A regular bus service can be accessed on the A338. The site is not located on previously developed land; the site is greenfield and therefore would not require remediation. No up to date information is held as to the grade of agricultural land on site but if found to be high quality its loss would be minor to negligible given the size of proposed development. The site is not located within a Mineral Safeguarding Area so not sterilisation of viable mineral resources will occur. On balance the site option would have a minor adverse effect on this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased	Capacity appraisals need to be undertaken by Wessex Water in relation to both the supply of water as well as foul drainage for which there is currently limited capacity. However it is considered that given the site capacity of up to 11 units, no insurmountable issues exist which would prevent the site from being connected to foul water disposal mains/water supply.

pressure on the sewerage network?	These are not likely to hinder the delivery of the site by 2026.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<p>In the light of capacity issues, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water, particularly in relation to foul drainage.</p> <p>Evidence suggests that investment would be needed given the distance of the site to trunk mains. Further as the site is adjacent to the railway additional consents under planning will be required from Network Rail which could limit the area available for development.</p>
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. Alternative harvesting systems such as underground tanks need to be explored in order to proactively manage surface water runoff from developments.
4. Consider the need for adequate provision of surface water and foul drainage?	<p>Investigation of on-site and off-site capacity to manage surface water/discharge to sewerage systems would need to be undertaken. There is limited capacity in local foul water systems which will require a capacity appraisal.</p> <p>Given underlying chalk, the site is within a sensitive groundwater area so will require testing and monitoring for at least 12 months to determine the level of ground water and in order to determine a suitable storm water disposal system which may have an impact on the size and area of development. Mitigation could be problematic. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p>
5. Protect, and where possible, improve surface, ground and drinking water quality?	Development would lead to a limited increase in demand for water. The site does not fall within a Source Protection Zone. In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site is within an identified 'Groundwater area' so will require testing and monitoring for at least 12 months to determine the level of ground water. Further guidance can be found in the Council's Groundwater Strategy.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction will need to be considered further. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 3	
The evidence shows that investment will be required in terms of connecting the site to foul water discharge and fresh water supply. Surface water management remains an issue due to the prevailing unfavourable ground conditions. Due to the relationship of the site with SAC, likely significant effects are also triggered based on	

a settlement level HRA screening. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. In combination these issues are considered to be problematical. Overall, the site option is considered to have a moderate adverse effect on this objective.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. The development is within 300m-900m of key services and facilities and some of these may therefore accessible by foot and cycle; there are footpaths on the A338 in this sector. In addition there is a regular bus service available on the A338 which connects the site with Porton and Salisbury. This should help limit the extent of additional traffic emanating from the site. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes and may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. In general, the site is located on the edge of Winterbourne and there are residential areas in the immediate vicinity. Therefore the area is already affected by some noise and light pollution from development and traffic and the limited increase in dwelling numbers in the area (11) is unlikely to lead to unacceptable levels of pollution for residents.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The availability of walking and cycling opportunities, and bus services nearby may decrease the number of car trips from this site.</p> <p>However locations adjacent to rail lines are liable to suffer from unacceptable levels of noise and vibration. Railways are exempt from statutory nuisance action. It is difficult to recommend an exclusion zone as line use varies. However, caution should be exercised at potential development against mainline railway boundaries. Noise and vibration assessments would need to be provided to support development at this site. Due to its limited size however there appears to be little or no potential for exclusion zones/buffers to mitigate against noise/vibration from rail traffic, without significantly affecting the</p>

	<p>developability of the site for housing.</p> <p>In addition, the adjacent pig farm (to the east of the rail line) is a source of odour pollution something which would have to be further assessed through detailed studies at application stage. Site is within proximity to high intensity pig farm permitted by the Environment Agency (EA) causing issues with strong odour. These issues would have to be assessed and mitigated against. Residential dwellings being closer to the farm (within 400m) may impact on the EA permit and subsequently the business.</p> <p>The pig farm has historically attracted odour complaints and is the sort of operation that is likely to give rise to such complaints. The site does have an odour management plan for compliance with their Environmental Permit. However, despite these measures on the site it is likely that odour will remain and potentially impact on this development and harm the living conditions of future residents. In addition, there have been odour complaints from further away (around SHLAA site s1055)</p>
4. Seek to reduce development in or near to AQMAS ¹⁶ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.

¹⁶ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

Assessment outcome (on balance) - - -

SUMMARY OF SA OBJECTIVE 4

The site does not fall within a designated AQMA. Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips. There are considerations with regard to the proximity of the site to the railway line to the east. At this small site there are very limited opportunities, if any, for buffer zones to mitigate against the pollution from rail traffic.

There are considerations with regard to the proximity of the site to the railway and pig farm and associated noise and odour nuisance. Odour from the farm cannot be mitigated against. Accordingly the major adverse effects are envisaged on this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources will be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions.

Overall a minor adverse effect is envisaged on this objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is some 400m east of the Flood Zone 2/3 associated with the River Bourne. While no absolute constraints have been identified it is important to note that the underlying chalk may be susceptible to seasonal groundwater levels. 12 months monitoring will be required to determine groundwater levels. Investigations will be required in accordance with the Council's Groundwater Strategy and to determine a suitable storm water disposal system which may be problematic to mitigate and could have an impact on the size and area of development.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>There is a potential risk from groundwater and surface water flooding. Monitoring and site investigations in respect of groundwater levels will be required to devise appropriate engineering solutions to mitigate this, including suitable storm water disposal. Attenuation measures may have an impact on the size and area of development.</p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p>The site is located within Flood Zone 1. The site is some 400m east of an area of flood risk (Flood Zone 2/3). As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. There is a risk from groundwater and surface water flooding and monitoring and site investigations will be required to devise appropriate engineering solutions to mitigate this. Site investigation would be required to determine the feasibility of surface water attenuation/disposal on and off-site.</p>
<p>5. Protect and enhance the natural</p>	<p>In accordance with national and local policy provisions, the development of the site would not affect the areal extent and</p>

function of floodplains?	function of the floodplain.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 5b	
The site is located within Flood Zone 1. However surface water management will be in an issue due to ground conditions. Overall it is considered that this site would have moderate adverse effects on this objective as mitigation measures are likely to be problematic.	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>The Winterbourne Earls Conservation Area is immediately adjacent to the site (running along the western boundary) and so there is potential for adverse effects on the setting and significant of this asset. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are unlikely but in the event they arise, they would seem capable of being mitigated.</p> <p>A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating and having no direct impacts on built heritage.</p>
2. Ensure appropriate archaeological assessment prior to development?	As a greenfield site, there may be potential for archaeological assets below ground which may require further evaluation and mitigation. The archaeological potential is low, nevertheless an archaeological assessment will be required at any subsequent planning application stage.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	This is not applicable as no such buildings are present on this site.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The Winterbourne Earls Conservation Area is immediately adjacent to the site (running along the western boundary) and so there is potential for adverse effects on the setting of this designation. There are no management objectives for this heritage asset but development would be capable of being in keeping with the conservation area, informed by the evidence contained within the Heritage Impact Assessment.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no relevant buildings on site.
6. Protect, manage and present the	There is no evidence that the WHS would be impacted on by the development.

Stonehenge and Avebury WHS in accordance with international obligations?	
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 6</p> <p>A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating. Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site and Scheduled Monuments. The Winterbourne Earls Conservation Area is immediately adjacent to the site (running along the western boundary) and so there is potential for adverse effects on the setting of this designation. Accordingly a Heritage Impact Assessment would be required to determine any impacts for any subsequent planning application stage. Notwithstanding that the archaeological potential is low, an archaeological assessment will be required at application stage. Overall the site option is considered to have minor adverse effects on this objective and mitigation is considered achievable.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The landscape character is described as Chalk River Valley and in good condition, with strong strength of character. The strategy is to conserve the landscape character. The site falls into a Special Landscape Area. It is considered that housing development at this site would result in very few/ negligible landscape and visual impacts. Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	The site is small and may be reduced further to account for other mitigation measures within this assessment so the delivery of green infrastructure is very limited.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The site lies adjacent to two PRoWs which lead into the countryside outside The Winterbournes which would enable residents to access those areas.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs?	The site falls into a Special Landscape Area. Development of the site would avoid some of the more highly valued designations such as AONBs.

5. Protect rights of way, open space and common land?	The development would need to take account of the adjacent PRoW and seek to protect it.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site does not fall within the West Wiltshire Green Belt nor would it impact on its openness.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 7	
While local greenspace would be lost to development this would not result in harm to the local landscape. The PRoW adjacent to the site would have to be protected from development and remain open to the public to access the local countryside. Overall the site option is considered to have minor adverse effects on this objective.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	Due to its scale, the site would make a limited contribution to the supply of affordable houses in accordance with national and local plan policy requirements; and could contribute to meeting the local housing needs survey requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures. The provision of affordable housing to meet local needs is unlikely.
3. Ensure adequate provision of land to meet housing needs?	Depending on densities proposed the site could provide adequate provision of land to meet housing needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	At this stage, and on the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area to meet needs as the plan is at a very early stage.
7. Provide for an adequate range of housing in rural areas, whilst avoiding	The site falls within an existing residential area so it would not generate an isolated development. The adequacy of proposed

isolated dwellings?	units would have to be determined at application stage taking into account evidence on local needs.
Assessment outcome (on balance) + +	
SUMMARY OF SA OBJECTIVE 8	
The site could provide capacity for up to approximately 11 residential dwellings (though this may be reduced by the mitigation set out in this assessment), which would make a minor positive contribution towards Wiltshire's housing targets, including affordable housing. The site could be developed adjacent to residential areas and therefore would not become an isolated development. On balance, moderate positive effects are envisaged on this objective.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to consider the layout and design of neighbouring residential areas to achieve physical integration and create spaces which do not pose a potential danger for residents and visitors during day/night-time.
2. Promote design of buildings and spaces to reduce obesity?	Given the relatively small site, additional space to integrate schemes for example which encourage walking and cycling may not be deliverable/necessary, such as residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. The low density nature of neighbouring development may support this type of development on site but would need to be considered more holistically as part of a development proposal. The site is within 300-900m of village facilities which generally would encourage walking and cycling and a healthier lifestyle. The shop and post office may be too far away in terms of walking/cycling but a bus service is available at the A338.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Core Policy 45 and 46 in the Core Strategy require development to respond to the changing needs of the population locally, including the needs of the elderly. Lifetime Homes for example could be integrated into the development alongside other types of properties needed locally as evidenced through the local housing needs survey. Overall the development should also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The nearest health facility is at Porton, approx. 4km away. There is a regular bus service enabling The Winterbournes residents to get to Porton in approx. 12 minutes. Up to 11 dwellings would result in limited demand on the local health service but according to the evidence available to date there is a capacity gap at the local surgeries. The development will have a limited impact on the small Porton branch surgery. Mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	This part of The Winterbournes is within 049D LSOA which is amongst the 20% least deprived neighbourhoods in the country. In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home. Development at this site is not likely to have adverse impacts on deprivation in the local area.
6. Reduce rural isolation, including	In accordance with national policy/local plan policy, the allocation and development of the site would improve rural cohesion

<p>access to services for those without a car in rural areas?</p>	<p>and reduce the need to travel to local service/facilities by private car. The site falls within an existing residential area so it would not generate an isolated development. The adequate distance to essential village facilities would assist those without a car. Salisbury has a regular bus service to Salisbury where higher order facilities and services could be accessed, and village facilities outside walking distance could also be accessed by bus. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</p>
<p>7. Support the development of community campuses?</p>	<p>In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus. However there are no plans at this stage for a community campus at The Winterbournes. The development of community campuses is directed to the town level and therefore this is not appropriate for this site.</p>
<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?</p>	<p>Winterbourne Earls Primary School is located within walking distance of the site. However it is almost full and forecast to remain so. The school site is not sufficient to further expand the school. The school is popular and as a result takes a number of pupils from outside of the catchment area. Housing development on the site would reduce the potential of this and pupils would have to return to their local schools. In the short term a large development may mean that residents moving in with older children would be unlikely to gain a place at the school. The school is however likely to be able to admit pupils arising from a small level of development e.g. 30 units or less.</p> <p>Gomeldon School is full and forecast to remain so, it is also not capable of expansion. It experiences similar issues to the Winterbourne Earls School. Anyone moving in with a child below school age would be able to gain a reception place at the school however the school would not be able to admit any children already of school age as those year groups are already full.</p> <p>In relation to secondary education, Sarum Academy is proposed to be expanded. Mitigation will be required from this development.</p>
<p>Assessment outcome (on balance) -</p>	
<p>SUMMARY OF SA OBJECTIVE 9</p> <p>The site is within reasonable proximity to the services and facilities provided by the village which could encourage walking and cycling. While being of limited capacity the site could contribute to meeting the changing needs of the local population. Given the site is located in a village, there is limited access to the types of facilities found in higher order settlements such as hospitals or colleges but a bus service to Salisbury is available. Mitigation would be required to accommodate additional patient demand at Porton surgery. The effects on educational infrastructure are considered to be limited as the school would have capacity to accommodate education requirements from the development of this site since it would be less than 30 units.</p> <p>On balance this site option is considered to have a minor adverse effect on this objective.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p>	

Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site is within 300-900m of village facilities which generally would encourage walking and cycling but the shop and post office may fall outside appropriate distances for those modes of travel. Alternatively internal footpaths could be developed linking up with public footpaths into The Winterbournes off the A338. The A338 is not suitable for cycling as it is a national primary route.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development can provide additional space within the internal estate roads in the form of shared space etc. The low density nature of neighbouring development may support shared space on site but this would need to be considered more holistically as part of a development proposal. The A338 is not suitable for cycling as it is a national primary route.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is within 300-900m of village facilities which generally would encourage walking and cycling. The Winterbournes have a regular bus service which links the centre of the village with Salisbury, and Winterbourne Gunner and Porton for the purpose of accessing local services. The A338 is not suitable for cycling as it is a national primary route, but it has footways. Alternatively the development could be linked with public footpaths in the vicinity. Nonetheless, due to the general location and limited facilities and services within the village the majority of trips will be undertaken by the private car.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 10	
<p>The site is located on the eastern edge of the large village of Winterbourne within 300-900m proximity to village facilities something which generally could encourage walking and cycling and there are footways in this section of the village. The A338 is not suitable for cycling as it is a national primary route. The site lies in proximity to bus stops on the A338 which provide access to a regular bus service which links the centre of the village with Salisbury, Porton and Winterbourne Gunner. There may be some limited potential for shared space and walking/cycling accessibility on site but this would depend on the detailed design and layout of a development proposal. While the presence of alternative modes of travel is positive this is somewhat diminished by the unsuitability of the A338 for cycling; and due to the general location and limited facilities and services within the village the majority of trips will be undertaken by the private car. On balance it is considered that there would be minor adverse effects on this objective.</p>	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.

2. Support the rural economy?	Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of the Winterbournes.
Assessment outcome (on balance) +	
<p>SUMMARY OF SA OBJECTIVE 11</p> <p>The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities but due its scale this would be limited. On balance the site option would have a minor positive effect on this objective.</p>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. In addition, there are no employment areas in the Winterbournes whose vitality and viability could be protected and enhanced by development. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the wider community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away.
Assessment outcome (on balance) +	
<p>SUMMARY OF SA OBJECTIVE 12</p> <p>The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on SA Objective 12.</p>	

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

Site context

Site size: 0.36 ha Site capacity: approximately 10 dwellings

The site located between Winterbourne Gunner and Winterbourne Dauntsey. Part of the site is occupied by a garage. The remainder of the site is greenfield, abutting the River Bourne in the north.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The site forms part of a County Wildlife Site (Winterbourne Earls Meadow) which is dominated by large herbs, species rich flora and historical records of crayfish. Hedgerows and trees on the boundaries may also support protected species and should be retained.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The predominant part of the site (except the garage) is designated as a County Wildlife Site – the loss of which would be contrary to CP50 of the WCS. The site lies 40m south of the River Bourne.
3. Result in greater community engagement with biodiversity?	The site is crossed by a PRoW so subject to retaining this access to the countryside (water meadows) could be maintained and improved.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	Green Infrastructure will be required as part of the development and the site has sufficient capacity to deliver this. Green Infrastructure could aid in delivering buffer strips to habitats.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	Green Infrastructure will be required as part of the development and the site has sufficient capacity to deliver this.
6. Ensure all new developments have regard to and protect BAP habitats/ species?	Mature tree line is identified as a habitat and they should be protected through a buffer within the site.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. An appropriate assessment is required if the

	site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. Again, the presence of mature trees at the site is a consideration and the development should adequately consider including a buffer for their protection, something which is deemed possible at this stage.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	Not applicable.
Assessment outcome (on balance) - - -	
SUMMARY OF SA OBJECTIVE 1	
<p>The predominant part of the site is designated as a County Wildlife Site. There are hedgerows and mature trees on site which will have to be retained and buffered. Further, development at the site would contribute to water abstraction affecting the River Bourne. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process. On the balance of evidence available, it is considered that development of this predominantly greenfield site would have a major adverse effects on the existing habitats of this designated site which would preclude allocation of this site. Overall, major adverse effects are likely on this objective.</p>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence having regard to its prominence in the landscape and the need to reflect village and to reflect local built vernacular. The Winterbourne’s local facilities and services, and local bus services, are dotted along the A338 between Winterbourne Earls in the south (school) and Winterbourne Gunner in the north, where the post office and shop are located. Trip lengths could therefore vary and may for some residents result in regular car trips. The shop and post office are approximately 200m away and may therefore be within a distance which is walkable. The school is approximately 1,100m

	away from the site and may therefore not be accessible by walking or cycling. However the site is within 200m of a bus stop at the post office where a regular bus service to Salisbury enables access to higher order services within 20min. The bus also stops outside the school.
2. Maximise reuse of previously developed land where possible/appropriate?	The site is predominantly greenfield but the garage forms previously developed land and could be re-developed.
3. Encourage remediation of contaminated land?	There is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. It is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
5. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team
6. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected.
7. Protect the best and most versatile agricultural land?	The site is partially covered by previous developed land which would not constitute best and most versatile agricultural land. Even if the remainder of the land was found to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
8. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 2	
The site is located within the village of Winterbourne Gunner and services and facilities can be accessed by public transport locally. There is no evidence of contaminated land or best and versatile agricultural land, if found to be of high quality its loss would be minor to negligible given the size of proposed development. On the basis of the available evidence the effects on the objective are considered to be minor adverse.	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	

<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>Capacity appraisals need to be undertaken by Wessex Water in relation to both the supply of water as well as foul drainage for which there is currently limited capacity. These are not likely to hinder the delivery of the site by 2026. Offsite connecting sewer is required with downstream upsizing works.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In the light of capacity issues, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water, particularly in relation to foul drainage. There is a need to resolve any foul water disposal which may require offsite storage.</p> <p>Evidence suggests that investment would be needed given the distance of the site to trunk mains.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. Alternative harvesting systems such as underground tanks need to be explored in order to proactively manage surface water runoff from developments.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>There is limited capacity in local foul water systems. Offsite connecting sewer is required with downstream upsizing works. A capacity appraisal would be necessary to determine the scope of network reinforcement.</p> <p>There are no public surface water systems at this location. The site would be unable to proceed without satisfactory surface water outfall. Investigation of on-site and off-site capacity to manage surface water/discharge to sewerage systems would need to be undertaken.</p> <p>Given underlying chalk, the site is within a sensitive groundwater area so will require testing and monitoring for at least 12 months to determine the level of ground water and in order to determine a suitable storm water disposal system which may have an impact on the size and area of development. Mitigation could be problematic. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>Development would lead to a limited increase in demand for water. The site does not fall within a Ground Water Protection Zone. In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site is within an identified 'Groundwater area' so will require testing and monitoring for at least 12 months to determine the level of ground water. Further guidance can be found in the Council's Groundwater Strategy.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction will need to be considered further. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</p>

Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 3

There is limited capacity in water supply mains. In addition there is limited capacity in local foul water systems. Appraisal work is needed to confirm the scope of improvements. An offsite connecting sewer is required with downstream upsizing works. There are no public surface water systems at this location. The site would be unable to proceed without a satisfactory surface water outfall. Due to the relationship of the site with SACs, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. Investment into water infrastructure would be required to mitigate deficits and surface water mitigation could be problematic.

Overall it is considered that the effects would be moderate adverse against this objective since mitigation could be problematic.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

1. Maintain and improve local air quality?	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the development is within a varying distance of key services and facilities but they are in principle accessible by foot or public transport. This should help limit the extent of additional traffic emanating from the site.</p> <p>Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes and Such may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site is located on the edge of Winterbourne, adjacent to the A338 and there are residential areas nearby. Therefore the area is already affected by some noise and light pollution from development and traffic. Nonetheless the effects of an additional 10 dwellings at this site would need to be further assessed at application stage.</p>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air</p>

particulates?	<p>quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>The pig farm at Manor Farm to the south east lies within 1,000m of this site. The pig farm has historically attracted odour complaints and is the sort of operation that is likely to give rise to such complaints. The site does have an odour management plan for compliance with their Environmental Permit. However, despite these measures on the site it is likely that odour will remain and potentially impact on this development and harm the living conditions of future residents. In addition, there have been odour complaints from further away (around SHLAA site s1055)</p>
4. Seek to reduce development in or near to AQMAs ¹⁷ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). The site's adequate connectivity by non-car modes may aid in reducing car traffic from the site.</p> <p>Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site is adequately connected to services and facilities for non-car users. There are connecting footways on the A338 and a regular bus service can be accessed.</p>
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	This site is located within 40m away from the River Avon/Bourne SSSI/SAC. While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to

¹⁷ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

address environmental impacts.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 4

Air quality will be impacted through construction and operation of the development but mitigation measures are available to reduce the impacts. In addition, there may be odour impacts from a local pig farm approx. 1,000m to the south which has resulted in complaints near this candidate site. However, there is no evidence that this site would be directly affected to an extent that development would be precluded. On balance the effects on the objective are considered to be minor adverse.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources will be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions. Overall a minor adverse effect is considered likely against this objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is some 40m south of the Flood Zone 2/3 associated with the River Bourne. The site would be unable to proceed without satisfactory surface water outfall. While no insurmountable constraints have been identified underlying chalk may be susceptible to seasonal groundwater levels. 12 months monitoring will be required to determine groundwater levels. This location is also subject to groundwater induced sewer flooding. Investigations will be required in accordance with the Council's Groundwater Strategy and to determine a suitable storm water disposal system which may have an impact on the size and area of development.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>There is a potential risk from groundwater and surface water flooding. Monitoring and site investigations in respect of groundwater levels will be required to devise appropriate engineering solutions to mitigate this, including suitable storm water disposal. Mitigation could be problematic. Attenuation measures may have an impact on the size and area of development.</p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is approximately 40m south of an area of flood risk (Flood Zone 2/3). There is a risk from groundwater and surface water flooding and monitoring and site investigations will be required to devise appropriate engineering solutions to mitigate this. Site investigation would be required to determine the feasibility of surface water attenuation/disposal on and off-site. A Flood Risk Assessment would be required.</p>
<p>5. Protect and enhance the natural function of floodplains?</p>	<p>In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.</p>

Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 5b

The site is located within Flood Zone 1. The site is approximately 40m south of an area of flood risk (Flood Zone 2/3). There is a risk from groundwater and surface water flooding and monitoring and site investigations will be required to devise appropriate engineering solutions to mitigate this. Site investigation would be required to determine the feasibility of surface water attenuation/disposal on and off-site. A Flood Risk Assessment would be required.

The site would be unable to proceed without satisfactory surface water outfall. While no insurmountable constraints have been identified underlying chalk may be susceptible to seasonal groundwater levels. 12 months monitoring will be required to determine groundwater levels. This location is also subject to groundwater induced sewer flooding. Investigations will be required in accordance with the Council's Groundwater Strategy and to determine a suitable storm water disposal system which may have an impact on the size and area of development.

Overall, the site would likely have a moderate adverse effect on this objective.

SA objective 6. Protect, maintain and enhance the historic environment

Decision Aiding Questions. Will the development site...

1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site falls within the Winterbourne Conservation Area. There are no listed buildings on or directly adjacent to the site. However, there are two Grade II listed buildings north and south of the site. It would be likely that development on this site would impact on the setting of these designated heritage assets. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development.
2. Ensure appropriate archaeological assessment prior to development?	A high level Historic Landscape Character appraisal has been carried out which considers the site to have a medium sensitivity. The site constitutes land adjacent to surviving post medieval water meadows. Water meadows are rare and can be locally significant contributors to character. Mitigation is unlikely to be possible. The archaeology potential here is High/Medium as there are remnant earthwork remains of Medieval and Post-Medieval water meadows south of the river. The area has not been subject to any previous investigation so an archaeological assessment would be required as part of a planning application.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	This is not applicable for this site.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate	There are no management objectives for this conservation area. Development would be within the conservation area and may affect the setting and significance of this designation. Development would reduce the sense of rural connectivity which is an important feature of this part of the conservation area. Subject to more detailed Heritage Impact Assessment this may

design, taking into account the management objectives of Conservation Areas?	reduce the extent and/or density of development. There may be adverse effects and mitigation does not appear possible.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	On the basis of the available evidence there is no potential for development to save heritage sites identified being at risk.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site does not fall within the proximity of the Stonehenge an Avebury World Heritage Site.
Assessment outcome (on balance) - - -	
SUMMARY OF SA OBJECTIVE 6	
<p>The site constitutes land adjacent to surviving post medieval water meadows. Water meadows are rare and can be locally significant contributors to character. On the basis of the available evidence, development would most likely have an adverse effect on the conservation area since it would result in the loss of land which provides a sense of rural connectivity and is an important feature of the conservation area. Mitigation of these effects is unlikely. On balance the effect is considered to be major adverse against this objective.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The area falls within the Chalk River Valley and is considered to be in good condition, with strong strength of character. The strategy is to conserve the landscape character. The site falls into a Special Landscape Area. The majority of the site is a County Wildlife Site (Winterbourne Gunner Meadows) and falls into the Conservation Area. There is a tree belt to roadside and boundary trees. Green infrastructure will be required.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	There is a tree belt to roadside and boundary trees. Green infrastructure will be required.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	A PRoW runs across the site connecting it with the Meadows further to the north. This could enable access to the wider countryside for residents.

4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs?	The site falls into a Special Landscape Area. Development of the site would avoid some of the more highly valued designations such as AONBs.
5. Protect rights of way, open space and common land?	Public footpath WINT19 runs across the site and development would have to consider mitigation measures to retain the footpath.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site would not adversely affect the Green Belt.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 7	
The site falls into the Special Landscape Area and forms part of the Conservation Area. Measures are possible to mitigate potentially adverse effects on the local landscape, for instance by implementing green infrastructure and retaining the local footpath and boundary features. On the basis of the available evidence, the effects on the objective would be minor adverse.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The site has capacity for 10 units which would be unlikely to provide any affordable housing.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	While additional market housing could be provided, it is unlikely that affordable housing would be provided, which could otherwise improve the local offer of types and sizes meeting the needs of the community.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs. Mitigation measures identified in this assessment may reduce the overall capacity however.
4. Have regard to the settlement hierarchy?	The development would contribute to housing growth in a large village which is a sustainable location in accordance with the Wiltshire Core Strategy, and prevent development coming forward in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.

expansion?	
6. Consider the emerging Neighbourhood Plans?	At this stage, and on the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area. The Winterbourne NP is at a very early stage in its development.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	The site would fill a gap between developed areas in Winterbourne so it would not generate an isolated development. The adequacy of proposed units would have to be determined at application stage taking into account evidence on local needs; but the site would not deliver affordable housing.
Assessment outcome (on balance) + +	
SUMMARY OF SA OBJECTIVE 8	
While overall 10 dwellings could be realised the site would fail to deliver affordable housing which could address local need. However, given the provision of housing within the village this site could have up to moderate positive effects on this objective.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to create spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence that this could not be achieved although details would have to be provided at detailed proposals stage.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This would need to be considered more holistically as part of a development proposal. The site is within up to 300-1,200m of village facilities including cricket ground and school which generally would encourage walking and cycling and a healthier lifestyle.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Core Policy 45 and 46 in the Core Strategy require development to respond to the changing needs of the population locally, including the needs of the elderly. Lifetime Homes for example could be integrated into the development alongside other types of properties needed; however the site would not yield affordable housing. Overall the development should also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The evidence available to date suggests that there is a GP surgery capacity deficit locally. Developing the site to its approximate capacity would result in additional demand on the local health service and according to the evidence available to date there is a capacity gap at the local surgeries. The development will impact on small Porton branch surgery which has capacity issues. Mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the	The site falls within LSOA 049D which is amongst the 20% least deprived neighbourhoods in the country. Development at this

most deprived areas?	site is not likely to have adverse impacts on deprivation in the local area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	In accordance with national policy/local plan policy, the allocation and development of the site would improve rural cohesion and reduce the need to travel to local service/facilities by private car. The site abuts existing residential areas so its development would not result in an isolated development. The limited distance to essential village facilities would assist those without a car. Winterbourne has a regular bus service to the local school and further on to Salisbury where higher order facilities and services could be accessed within 20min.
7. Support the development of community campuses?	The campus initiative is directed towards the towns so this is not applicable for The Winterbournes.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>Winterbourne Earls Primary School is within walking distance of the site but would involve crossing the main road. It is almost full and forecast to remain so. The school site is not sufficient to further expand the school. They are popular and take a number of pupils from outside of their catchment area. So new homes would eventually effectively push children back to their local schools. However in the short term a large development may mean that people moving in with older children could be unable to gain a place at the school. The school is however likely to be able to admit pupils arising from a small level of development e.g. 30 units or less.</p> <p>Gomeldon School is full and forecast to remain so; it is also not capable of expansion. It experiences similar issues to the Winterbourne Earls School. Anyone moving in with a child below school age would be able to gain a reception place at the school however the school would not be able to admit any children already of school age as those year groups are already full.</p> <p>In relation to secondary education, Sarum Academy is proposed to be expanded. Mitigation will be required from this development.</p>

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 9

The site is within reasonable proximity to the services and facilities provided by the village. Given the site is located in a village, there is more limited access to the types of facilities found in higher order settlements such as hospitals or colleges, but the principal settlement of Salisbury can be reached by bus within 20min on a regular basis. The site has potential to integrate measures to encourage healthier lifestyles, and its proximity to the village centre providing key facilities and public transport may result in fewer trips by private car. Mitigation would be required to accommodate additional patient demand at Porton surgery. The effects on educational infrastructure are considered to be limited as the school would have capacity to accommodate education requirements from the development of this site since it would be less than 30 units.

On balance this site option is considered to have a minor adverse effect on this objective.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	There are public footpaths in the vicinity of the site which lead into either Winterbourne Gunner or Earls/Dauntsey. The shop and post office are approximately 200m away and may therefore be within a distance which is walkable. The school at Winterbourne Earls is approximately 1,100m away from the site and may therefore not be accessible by walking or cycling. However the site is within 200m of a bus stop on the A338 at the post office where a regular bus service to Salisbury enables access to higher order services within 20min. The bus also stops outside the school. Alternatively Gomeldon Primary School is within 800m to the east. However the A338 is not conducive to cycling as it is a national primary road.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development can provide additional space within the internal estate roads in the form of shared space etc. This would need to be considered more holistically as part of a development proposal.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	There are public footpaths in the vicinity of the site which lead into either Winterbourne Gunner or Earls/Dauntsey. The shop and post office are approximately 200m away and may therefore be within a distance which is walkable. The school is approximately 1,100m away from the site and may therefore not be accessible by walking or cycling. However the site is within 200m of a bus stop on the A338 at the post office where a regular bus service to Salisbury enables access to higher order services within 20min. The bus also stops outside the school. Gomeldon Primary School is within 800m to the east. On the other hand the A338 is not conducive to cycling as it is a national primary road. Overall the majority of trips would be undertaken by the private car due to the site's general location and the limited availability of services and facilities within the village.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 10</p> <p>The site lies in close proximity to bus stops and there are opportunities for walking to nearby facilities as footways exist either side of the A338. This could reduce the need to travel by car. Higher order settlements such as Salisbury could also be accessed by bus within 20 minutes. However due to the general location of the site and the limited availability of services and facilities the majority of trips would be undertaken by the private car. In addition the A338 is not conducive to cycling. On balance it is considered that there would be minor adverse effects on this objective.</p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.

2. Support the rural economy?	The site is located close to the centre of the village and is in part used currently as a garage, the loss of which would be contrary to the aims and objectives of Wiltshire Core Strategy. It could be retained but placing residential development in such close proximity could be problematic in terms of future business needs and the living conditions of future occupiers. New housing could contribute the local economy through the use of shops and services, however given the scale of development this would be limited in comparison to the loss of the garage and associated employment and role it provides in the village and wider area.
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Assessment outcome (on balance) - - -

SUMMARY OF SA OBJECTIVE 11

The site includes a garage in active use. Development of the site for housing would result in the loss of employment / economy from the village, thus failing to support the local rural economy. The loss of employment land is contrary to Wiltshire Core Strategy. Overall it is considered that it is likely that there would be a major adverse effect should this site be considered further for housing development. Development of the site for housing would fail to meet the aim of SA Objective 11 and a major adverse effect is therefore likely.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	Development of the site for housing would result in the loss of this employment land which would fail to support the vitality and viability of existing employment within the village and wider community area contrary to the aims and objectives of Wiltshire Core Strategy.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away.

Assessment outcome (on balance) - - -

SUMMARY OF SA OBJECTIVE 12

The site is currently used, in part, for employment use. Development of the site for housing would result in the loss of existing employment, thus failing to support the vitality and viability of existing employment within the village and wider community area. Although a housing site allocation in itself will generate direct and indirect construction employment in the short term and would help stimulate the local economy once built, in this instance development of the site for housing would result in the loss of employment opportunities within the village and loss of employment land, contrary to the requirements of Wiltshire Core Strategy. Overall it is considered that it is likely that there would be major adverse effect on employment opportunities and local businesses. A major adverse effect is predicted as development of the site for housing would fail to meet the aim of SA Objective 12.

A.2. Amesbury (Including Bulford and Durrington)

Amesbury, Bulford and Durrington - Stage 3 Site Assessment Tables

Sites considered in this Area of Search

Site S98 – Land to the rear of Durrington Manor, Durrington	Site 3179 – Land to the south of Larkhill Rd, Durrington
Site 3154 – Piece Meadow, Durrington	Site 3379 – Land to the north of London Rd, Amesbury

Sites being taken forward by Wiltshire Council from this stage to Stage 4

Site S98 – Land to the rear of Durrington Manor, Durrington	Site 3179 – Land to the south of Larkhill Rd, Durrington
Site 3154 – Piece Meadow, Durrington	Site 3379 – Land to the north of London Rd, Amesbury

Durrington

Site S98 – Land to rear of Durrington Manor, Durrington

Site context	
Site size: 4.64 ha. Site capacity: approximately 103 dwellings.	
Site S98 is a large, greenfield site to the north west of Durrington. The site is well screened by mature vegetation around the boundary, both from Hackthorne Road to the north and Netheravon Road to the west. To the south of the site is recent residential development and to the north and east is the older part of the village of Durrington. The site is currently used for equestrian and stabling purposes.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site ...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development at this greenfield site has potential for fragmentation of existing wildlife habitats, such as the hedgerows and trees. The development of the site for housing would have the potential to make appropriate provision for green infrastructure to reduce the risk of habitat fragmentation.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate	The site is within the 6.4km buffer of Salisbury Plain Special Protection Area (SPA).

<p>mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The development of the site for housing would be unlikely to lead to major adverse impacts on designated and non-designated biodiversity interests within the local area. However, because of the proximity to the Salisbury Plain SPA housing development may trigger contributions to Salisbury Plain SPA HRA Mitigation Strategy (Stone Curlew Project).</p> <p>The site comprises pasture land. Significant ecological constraints are unlikely though the mature trees on the field boundaries, which form secondary wildlife corridors, should be retained. The trees on the south, west and northern boundaries of the site are protected by Tree Preservation Orders.</p> <p>Existing trees should be retained and planting should be integrated throughout the development. Housing density should be limited to ensure that an adequate buffer can be left adjacent to tree planting. Boundary features to be excluded from curtilage of properties. Ecological assessment will be required to accurately assess likely impacts in support of any planning application. There may be potential to create or enhance habitat through the development of this site.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as the Salisbury Plain SPA, the River Avon SAC and the wider countryside.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.</p> <p>Site comprises pasture with mature tree planting on perimeter field boundaries, which forms secondary wildlife corridors. Ecological assessment will be required to assess likely impacts and determine the extent of provision and protection that maybe required.</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.</p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/ species?</p>	<p>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements.</p> <p>The site does not contain UK BAP priority habitats.</p>
<p>7. Consider the findings of the HRA in site selection and design?</p>	<p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and habitat loss / damage. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</p>
<p>8. Maintain the existing extent of ancient woodland sites?</p>	<p>The development of the site would not affect ancient woodland features. However, mature trees on the site should be protected.</p>

9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward into any subsequent stage of the selection process.		
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.		
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).		
Assessment outcome (on balance) - -			
<p>Summary of SA Objective 1</p> <p>The site comprises pasture land. Significant ecological constraints are unlikely though the mature trees on the field boundaries, which form secondary wildlife corridors, should be retained. The trees on the south, west and northern boundaries of the site are protected by Tree Preservation Orders.</p> <p>Ecological assessment will be required at site level to support individual planning applications. At this site there is a specific requirement to retain tree planting and integrate planting throughout new development. Housing density may need to be limited to ensure an adequate buffer can be left adjacent to tree planting to ensure it does not interfere with the amenity of dwellings. Boundary features to be excluded from curtilage of properties. There may be potential to create or enhance habitat through the development of this site.</p> <p>However, due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. Allocation of housing sites in Durrington in combination with effects of the army basing programme could make mitigation of these effects problematic.</p> <p>On balance it is considered that this site has moderate adverse effects and that mitigation may be problematic.</p>			
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings			
<p>Decision Aiding Questions. Will the development site ...</p> <table border="1"> <tr> <td data-bbox="174 1241 660 1388">1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</td> <td data-bbox="660 1241 2168 1388"> <p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is located at the edge of Durrington just outside the settlement boundary. It has good access to services at the town and public transport. However residents are likely to rely on the use of private car to access a wider range of services and</p> </td> </tr> </table>		1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is located at the edge of Durrington just outside the settlement boundary. It has good access to services at the town and public transport. However residents are likely to rely on the use of private car to access a wider range of services and</p>
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is located at the edge of Durrington just outside the settlement boundary. It has good access to services at the town and public transport. However residents are likely to rely on the use of private car to access a wider range of services and</p>		

	employment further afield.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site and there is no potential for maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	<p>There is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</p> <p>The greenfield use of the site renders it unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, all sites should be screened for any contaminated land potential.</p>
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team
5. Protect and enhance soil quality?	The quality of the land is not known at this stage, but development would lead to the permanent loss of greenfield land. In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	The site is currently in use as a paddock in equestrian use. It is not currently classed as agricultural land. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) -	
Summary of SA Objective 2	
<p>The site is not located on previously developed land so would not contribute positively with respect to this objective. The site would not involve the loss of BMV land. The site is not located within a Mineral Safeguarding Area so no sterilisation of viable mineral resources will occur.</p> <p>On balance, minor adverse effects are envisaged on this SA Objective and mitigation measures are considered to be achievable.</p>	
SA objective 3. Use and manage water resources in a sustainable manner	

Decision Aiding Questions. Will the development site ...	
<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>The capacity of the existing or planned water supply network would be capable of supporting the development of the site.</p> <p>There are some limitations to sewer services as there is limited capacity available for foul water flows only. A limit of 20-30 dwellings in Durrington have been identified. Connection would be subject to downstream capacity improvements.</p> <p>In light of the predicted future impacts of climate change, particular consideration must be given to the potential for surface water to be managed on site, as ground conditions indicate that soakaways/infiltration techniques are not likely to be successful at this site. Further technical work will be necessary in order to find an alternative drainage strategy, without which the site would pose an unacceptable impact on local or downstream flooding as well as impact on the ecology of the River Avon.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Given the constraints in respect of foul drainage suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p> <p>In Durrington there are no public surface water sewers and the developer, utilities company (Wessex Water), Environment Agency and Wiltshire Council as the Local Lead Flooding Authority (LLFA) would need to agree outfall arrangements.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Where appropriate, the development of the site would need to make provision for on-site surface and potentially foul water drainage. According to current evidence there are some limitations to sewer services as there is limited capacity available for foul water flows only and connection is subject to downstream capacity improvements. Capacity is limited to 20-30 new dwellings in Durrington. There are no public surface water systems at this location. Surface water flows to local land drainage</p>

	<p>systems.</p> <p>The site is within an identified groundwater sensitive area so will require testing and monitoring for at least 12 months to determine level of ground water in line with Wiltshire Council Groundwater Strategy and CIRIA SuDS Manual (C753)¹⁸ – part E - chapter 25. Surface water systems must be sealed as per sewers. Due to the ground conditions soakaways/infiltration are unlikely to work. Any discharge into the local watercourses must be at a controlled rate, replicating the existing greenfield runoff rate for this site. Therefore particular consideration must be given to the strategy for drainage of surface water.</p>
5. Protect, and where possible, improve surface, ground and drinking water quality?	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p> <p>The site is within a Groundwater Source Protection Zone (Zone 2), therefore any subsequent planning application would need to be informed by specialist advice from the Environment Agency and their Groundwater Protection Policy – GP3. Infiltration techniques should not be used due to the need to protect potable water quality.</p> <p>The site is within the catchment of the River Avon and direct and indirect discharges from the site have the potential to affect water quality of the river.</p>
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	<p>The site falls within the Upper Avon sub-catchment of the Hampshire Avon. Potential impacts of increased water abstraction will need to be considered. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</p>
Assessment outcome (on balance) - -	
Summary of SA Objective 3	

¹⁸ The SuDS Manual (C753), CIRIA, December 2015.

The site is within a Groundwater Source Protection Zone (Zone 2), therefore any subsequent planning application would need to be informed by specialist advice from the Environment Agency and their Groundwater Protection Policy – GP3.

Given the capacity of the site, development would lead to a significant increase in demand for water. There are some issues regarding connection to foul water and surface water drainage systems at this site. There would only be foul drainage capacity to accommodate 20-30 dwellings in Durrington.

The site is in proximity to the River Avon, so there is potential for surface water pollution caused by surface water runoff, with a potential impact on the integrity of the SAC as well as flooding. A detailed FRA would be required to support an application at the site.

Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if this site is taken forward into any subsequent stage of the site selection process. Allocation of housing sites in Durrington, in combination with effects of the army basing programme, could make mitigation of these effects problematic.

The site is within an identified groundwater sensitive area so will require extensive testing and monitoring in order to determine an appropriate drainage strategy in support of a planning application. Any discharge into the local watercourses must be at a controlled rate. Ground conditions may mean that soakaways/infiltration are unlikely to work.

Due to the potential issues regarding foul water and surface water, impacts on water resources, and due to the potential impact of surface water drainage and the fact that finding an appropriate drainage strategy could be problematic, this site is scored as moderate adverse for this objective.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site ...

<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the development is within 1.5m of key services and facilities and therefore accessible by foot and cycle. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

vibration through the layout, design and/or location of development?	Housing development at the site may be subject to noise pollution from the adjacent road and assessment should be undertaken in support of any planning application.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ¹⁹ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site is located within a distance of Durrington town centre and local services that are potentially accessible by foot, bicycle or bus. However, private car usage is likely to be the preferred option for many journeys, particularly to access employment and further services and facilities in other towns and the surrounding area.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55.
Assessment outcome (on balance) -	

¹⁹ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

Summary of SA Objective 4

Measures must be implemented as necessary to mitigate emission levels in line with the council’s policies and Air Quality Strategy. In turn the developable area of the site might be reduced. In addition, developers of the site could assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.

Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips. Nevertheless a Noise Impact Assessment should be undertaken and submitted with any development proposals. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.

Housing development at the site may be subject to noise pollution from road traffic and a noise impact assessment should be undertaken in support of any planning application.

On balance, minor adverse effects are envisaged on this SA Objective and mitigation measures are considered to be achievable.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site ...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in ‘Delivering strategic objective 2: to address climate change’ and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

Summary of SA Objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in ‘Delivering strategic objective 2: to address climate change’ and the related ‘Core Policy 41: Sustainable construction and low carbon energy’ of the Wiltshire Core Strategy.

These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse effect in relation this SA objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site ...

1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?

The site is located within Flood Zone 1.

However, the site is approximately 30m south west of the Flood Zone 2/3 associated with the River Avon. There has been surface water flooding at Hackthorne Road / Church Street.

As such, the development of the site may contribute to an exacerbation of flood risk from fluvial sources. In such circumstances consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size.

This site is underlain by chalk and may be susceptible to seasonal groundwater levels, with implications for surface water. Monitoring will be required in accordance with the Council's Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a suitable surface/storm water disposal system which may have an impact on the size and area of development. The design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk.

2. Ensure that development can adapt to the predicted future impacts of climate change?

As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:

- hotter summers;
- milder winters;
- increased periods without rain;
- increased intensity in rainfall; and
- more extreme weather events.

Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings

	and spaces (general design and robust materials).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	<p>Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any development scheme to control the risk of surface water flooding from impermeable surfaces. However, ground conditions appear to dictate that the site would be unlikely to be capable of accommodating certain SuDS measures:</p> <p>This site is in a groundwater sensitive area. Surface water systems must be sealed as per sewers. Soakaways/infiltration unlikely to work. Any discharge into the local watercourses must be at a controlled rate. Further evidence of soil permeability and groundwater levels should be obtained prior to any development which should include testing and monitoring for at least 12 months to determine level of ground water in line with the Wiltshire Groundwater Strategy and CIRIA SuDS Manual (C753)²⁰.</p>
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1 and is not affected by other sources of flood risk. However there is a nearby area of Flood Zone 2/3 some 30m north east of the site associated with the River Avon. Risk of flooding from the development of the site may be addressed through mitigation measures to ensure the surface runoff from the site is not increased. However, it is unlikely that some surface drainage techniques will work (soakaways / infiltration) due to ground conditions. The site would require planning applications for development to be supported by a Flood Risk Assessment.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
Summary of SA Objective 5b	
The site is predominantly greenfield land and therefore there is the potential to increase flood risk elsewhere and contribute to the surface water runoff of pollution. The site is located within Flood Zone 1 and is not affected by other sources of flood risk. However there is a nearby area of Flood Zone 2/3 some 30m north east of the site associated with the River Avon. Risk of flooding created by impermeable surfaces on the site due to residential development may in be addressed through mitigation measures to ensure the surface runoff from the site is not increased in relation to current greenfield rates. However, it is unlikely that soakaways / infiltration will be	

²⁰ The SuDS Manual (C753), CIRIA, December 2015.

successful due to ground conditions. The site would require a Flood Risk Assessment to support any planning applications.

The development has the potential to reduce vulnerability to climate change by incorporating building design and on site mitigation measures that take into account potentially hotter summers, water shortages and higher precipitation.²¹

Any proposals for development at this site should be informed by Wiltshire Council's Groundwater Strategy.

Due to potential exacerbation of flood risk and difficulty in mitigating due to ground conditions and capacity of drainage a moderate adverse score against this objective is given.

SA objective 6. Protect, maintain and enhance the historic environment

Decision Aiding Questions. Will the development site ...

<p>1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?</p>	<p>Parts of the site to the north and east are within the Durrington Conservation Area and there are Grade II listed buildings in close proximity to these parts of the site also (Durrington Manor House and Hackthorne Cottage). Knighton Farm settlement and moat (a Scheduled Monument) is located north of the site separated by a cul de sac of modern housing north of the B3085.</p> <p>Development of the site may affect the setting of the Conservation Area and/or Listed Buildings and their significance. Subject to a more detailed Heritage Impact Assessment, prepared to support any planning application, this may reduce the extent and/or density of development.</p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p>Significant archaeology has been found adjacent to the site and running onto the site. As a greenfield site, there may be potential for archaeological assets below ground which may require further evaluation and mitigation. This is particularly relevant in this area given the proximity to the World Heritage Site. A high level Archaeological assessment has been carried out which considers the archaeological potential to be high, and that an archaeological assessment will be required in support of a planning application. This is considered a significant effect for which mitigation could be problematic.</p> <p>A high level Historic Landscape Character appraisal has been carried out which considers the site to have a medium</p>

²¹ Wiltshire Council Climate Change Adaptation Plan 2012-2016.

	sensitivity rating.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site does not contain any historical buildings and does not have potential to promote sensitive re-use of historic buildings.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<p>In accordance with national policy/local policy, the development of the site for housing may be able to deliver housing that maintains and enhances the distinctiveness of settlements through high quality design.</p> <p>The site is located adjacent to the Hackthorne Road character area as identified in the Durrington Conservation Area Appraisal and Management Plan (CAAMP)²². The CAAMP recognises that with significant sites for development adjacent to the conservation area, the overall quality and character could be enhanced or seriously eroded by planned future development. Accordingly the CAAMP requires careful analysis of the context of these sites to be undertaken with any development needing to relate to the form, grain, spatial qualities, building line or materials of the traditional development in the village. Mitigation by means of well-designed and laid out development is not considered to be problematic.</p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	The site and adjoining area does not contain any heritage assets identified as 'at risk'.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	<p>In accordance with legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the Stonehenge and Avebury WHS and its setting.</p> <p>The Stonehenge World Heritage Site is located approximately 800m south west of the site. The WHS is separated from the site by built development and so the site is unlikely to have a significant effect on its setting.</p>
Assessment outcome (on balance) - -	

²² Dated January 2009

Summary of SA Objective 6

Development at this site has the potential to affect the setting of Grade II listed Buildings and the Durrington Conservation Area. A Heritage Impact Assessment would be required as part of any future planning applications to determine any impact of development; to avoid harm to the significance of heritage assets from adverse impacts on their settings and in particular to maintain as much as possible of the rural character to this side of Durrington.

Significant archaeology has been found adjacent to the site and running onto the site. A high level Archaeological assessment has been carried out which considers the archaeological potential to be high, and that an archaeological assessment will be required in support of a planning application at this site. This is considered a significant effect for which mitigation could be problematic.

A high level Historic Landscape Character appraisal has been carried out which considers the site to have a medium sensitivity rating. The historic country house Durrington Manor House is Grade II listed and there are issues relating to the historic character and layout of the former manor house.

Overall it is considered that this site has significant moderate adverse effects on the historic environment which would be problematic to mitigate.

SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place

Decision Aiding Questions. Will the development site ...

1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The landscape character is part of the Upper Chalk Valley classification (5D) and as such the opportunities for protecting and enhancing the landscape character are replanting hedgerows, woodland, conserve and restore remnant water meadows, reconnect and recreate wetland habitat.</p> <p>The site is at the rural fringe with roads on its northern and western boundaries. Housing located to the north and east of the site are within the older part of Durrington village and within the Conservation Area, with open countryside to the west. A mature belt of trees, protected by a group Tree Preservation Order enclose the site on its northern, western and southern boundaries. This mature tree belt is an important feature of the site and this part of Durrington and the wider landscape. Accordingly these trees would need to be retained and protected through the provision of a landscape buffer. Their presence renders creating a suitable vehicular access into the site difficult without causing significant harm to the landscape character hereabouts.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure. A GI buffer should be provided to the TPO'd trees.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	Development of this site has the potential to incorporate new public open space within the site and could potentially lead to improved access to urban green spaces and the wider countryside for recreation for new and existing residents.

4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ²³ ?	The site lies outside of the AONB and is not subject to any other landscape designations.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site could protect and add to the existing rights of way network, open spaces and common land assets. There are currently no rights of way on the site and it is not public open space. There is potential to link paths within the site to existing rights of way.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 7</p> <p>The site is at the rural fringe at the edge of Durrington and a green infrastructure buffer to the protected trees would be likely to be required. The presence and retention of the trees is paramount given their importance in both the immediate and wider landscape notwithstanding that there are no landscape designations that relate to the site.</p> <p>The loss of trees in order to accommodate a potential vehicular access to the site would be likely to result in potential landscape and visual impacts that could be problematic to mitigate. As such the site is scored as having a moderate adverse effect against this objective.</p>	
<p>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p> <p>Decision Aiding Questions. Will the development site ...</p>	
1. Provide an adequate supply of	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. A site of this capacity (103 dwellings) can contribute significantly towards this

²³ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

affordable housing?	objective.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	On the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area to meet needs. Consequently, there would appear to be justification for allocating 'quick-win' sites to boost the supply of housing in line with evidence of need.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Development of this site would be helping to meet the housing needs of Durrington town primarily, and surrounding areas. As such it may help to meet rural housing needs and avoids isolated dwellings.
Assessment outcome (on balance) + +	
Summary of SA Objective 8	
<p>The site provides capacity for up to 103 residential units (though this may be reduced through the mitigation set out in this assessment), which would contribute significantly towards Wiltshire's housing unit targets. A site of this size would be expected to deliver 30% affordable housing units according to the Wiltshire Core Strategy and it would be expected that it could deliver a range of housing types and tenures to meet local need.</p> <p>It is therefore considered that this site has a moderate positive effect in relation to this objective.</p>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site ...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.

2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	In accordance with national policy/local plan policy, the site would be sustainably located with opportunities to access local health facilities. The site is within the catchment of St Melor and Barcroft surgeries in Amesbury, and the Cross Plain surgery in Durrington. On the basis of current evidence the health facilities in Amesbury and Durrington Plain are at capacity. There are likely to be capacity issues at these surgeries as the population increases which would need to be resolved. This site is less than 1km distance the Cross Plain surgery and could be reached by foot or bicycle from the site.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home and thereby help reduce deprivation. This site is within Wiltshire 046D LSOA which is amongst the 20% least deprived areas of England. ²⁴ Development at this site is not likely to have adverse impacts on deprivation in the local area but has the potential to have a positive impact by providing affordable housing where it is needed.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site at Durrington will be meeting the housing needs of Amesbury, Bulford and Durrington primarily. The site is adjacent to an existing residential area so it would not generate an isolated development in a rural area.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope	There are two primary schools in this area, All Saint's Infants and Durrington Junior. The current primary school capacity

²⁴ DCLG, 2015. <http://dclgapps.communities.gov.uk/imd/idmap.html>

with the additional demand generated from the site?	<p>could accommodate additional pupils from a maximum of 60 additional houses in Durrington.</p> <p>In relation to secondary education, there are existing plans to expand Avon Valley College by 300 places as required by the army basing project. The school could be expanded further if necessary.</p>
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Assessment outcome (on balance) -

Summary of SA Objective 9

The site is within a reasonable proximity of services and facilities provided by Durrington as well as open space. Therefore future residents would be able to access facilities by walking and cycling and bus. However, given the scale of facilities at Durrington, there is nevertheless expected to be private car traffic generated as residents travel further afield.

Residential development may cause adverse effects relating to pressure on local facilities. There would need to be mitigation to address the additional pressure on health facilities. It is considered possible to accommodate the additional pupils generated by a maximum of 60 new houses in Durrington. As such the proposed number of houses at this site could not be accommodated and it may be possible to mitigate this by reducing the number of dwellings so that there is maximum of 60 additional houses in the town. On balance, minor adverse effects are envisaged on this SA Objective and mitigation measures are considered to be achievable.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site ...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Limited food retail (Sainsbury Local), primary school and college are within 1 km of the site. Given the absence of any rights of way, the route to these would be via Netheravon Road and through the new housing development or Hackthorne Road (which has no footways). There is a GP surgery within 1km. Amesbury Town and Solstice Park (within 5km) are considered accessible by cycle, though there would need to be substantial upgrades to the cycle route.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Transport Plan policies, the site would have the potential to create links to existing cycling infrastructure and provide cycle storage.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments, in accessible locations, that reduce the need to travel and reliance on the private car?	The site is in a relatively sustainable location in that it is in walking or distance of services and facilities offered by Durrington. There is a regular bus service on Netheravon Road close to the site that connects Durrington to Amesbury, Salisbury and Pewsey for further services and employment.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is located on the edge of Durrington. Whilst it would be possible to access services in Durrington through walking and cycling, it is expected to be private car traffic generated as residents travel further afield.

There are bus stops that are well located to the site within walking distance on Netheravon Road providing services which serves a bus route to the town centre as well as surrounding areas and towns, including Amesbury, Pewsey, and Salisbury. However, if employment is not situated on this route, commuting is likely to be by private car.

The development would not be expected to have a significant effect on national trails, national cycle network, public footpaths or the Public Rights of Way network. There are no formal Public Rights of Way on or adjacent to the site.

As a result of the unavoidable increase in private car traffic generated from the development of this site, a minor adverse effect is assessed.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site ...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?

The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.

2. Support the rural economy?

The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.

Assessment outcome (on balance) +

Summary of SA Objective 11

The development offers the potential to support the local economy through use of local shops and services.

The site is scored as having a moderate positive effect due to the potential 103 dwellings have to boost the economy at the town by providing additional population to support the local economy and workforce.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site ...

1. Protect and enhance the vitality and

In accordance with local plan policy, the development of the site for housing would have the potential to support the viability of

viability of existing employment areas?	existing employment areas.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.
Assessment outcome (on balance) +	
<p>Summary of SA Objective 12</p> <p>Development of the site would not lead to the loss of designated employment land.</p> <p>Development of the site for housing would not provide new employment land however it would support existing employment areas and would provide jobs directly and indirectly through construction.</p> <p>On balance, minor positive effects are envisaged on this SA Objective.</p>	

Site 3154 - Piece Meadow, Durrington

<p>Site context</p> <p>Site size: 0.59 ha. Site capacity: approximately 14</p> <p>The site is flat but predominantly consists of a house and associated garden together with part of a paddock. It is located adjacent to the existing built up edge of Durrington and to the south of S98. New housing has been constructed to the south east of the site, with allotments immediately to the south. The site does appear to be well screened in views from the Netheravon Road (A345) from which it also has an existing access.</p>	
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</p> <p>Decision Aiding Questions. Will the development site ...</p>	
<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>Development at this site has potential for fragmentation of existing wildlife habitats, such as the hedgerows and roadside trees. The development of the site for additional housing would have the potential to make appropriate provision for green infrastructure to reduce the risk of habitat fragmentation. There is potential to create or enhance habitats through developing the site.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The site is within the 6.4km buffer of Salisbury Plain Special Protection Area (SPA); parts of which lie to the east and west at a distance of approx. 2.5km at the closest points.</p> <p>The River Avon SSSI/SAC approximately 250m north east of site at its closest point.</p> <p>The development of the site for housing would be unlikely to lead to major adverse impacts on designated and non-designated biodiversity interests within the local area. However, because of the proximity to the Salisbury Plain SPA housing development may trigger contributions to Salisbury Plain SPA HRA Mitigation Strategy (Stone Curlew Project).</p> <p>The site comprises a residential plot with gardens. The remainder of the site appears to be used as a paddock which extends eastwards. Significant ecological constraints are unlikely though on-site hedgerows/trees should be retained (indeed there are Tree Preservation Orders at the northern boundary of this site). Ecological assessment and further details on the proposals will be required to accurately assess likely impacts. There is potential to create or enhance habitats through developing the site.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as the Salisbury Plain SPA, the River Avon SAC and the wider countryside.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.</p>

5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site contains BAP Priority Habitat (hedgerows) and wooded land adjacent to east of site, which must be retained or replaced. The site has low to moderate potential for protected species and significant ecological constraints on site are unlikely.
7. Consider the findings of the HRA in site selection and design?	The River Avon SSSI/SAC is approximately 250m to the north east of the site at its closest point. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and habitat loss / damage. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. However, mature trees on and adjacent to the site should be protected. The development of the site would offer opportunity to protect designated ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward into any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council's current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - -	
Summary of SA objective 1	
The site is a residential plot with garden with part of a paddock.	
The site contains UK BAP priority habitat in the form of hedgerows. Significant ecological constraints are unlikely though on-site hedgerows/trees should be retained	

(there are Tree Preservation Orders on or adjacent to this site). Ecological assessment and further details on the proposals will be required to accurately assess likely impacts.

Due to the relationship of the site with the River Avon SAC and Salisbury Plain SAC likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if this site is taken forward into any subsequent stage of the selection process. Allocation of housing sites in Durrington in combination with effects of the army basing programme could make mitigation of these effects problematic.

On balance it is considered that this site has moderate adverse effects against this objective and that mitigation may be problematic.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site ...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is located at the edge of Durrington. It has good access to services at the town and public transport. However residents are likely to rely on the use of private car to access a wider range of services and employment further afield.</p>
<p>2. Maximise reuse of Previously Developed Land where possible/appropriate?</p>	<p>The site is currently occupied by a single dwelling and its gardens together with part of a paddock. It does not fall within the definition of previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</p> <p>On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, all sites should be screened for the any contaminated land potential.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
<p>5. Protect and enhance soil quality?</p>	<p>There is no evidence to confirm the current soil quality. However given the existing use of the site, even if found to be high quality soil suitable for agricultural production, its loss would be negligible. In the unlikely event contaminants were found, then the development would provide the opportunity to enhance soil quality in line with national and local planning policy.</p>
<p>6. Protect the best and most versatile agricultural land?</p>	<p>The site is currently in use as a single residential property surrounded by gardens and a part of a paddock, it is therefore considered that the land is not in any agricultural use. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.</p>

7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) 0	
<p>Summary of SA objective 2</p> <p>The site is currently occupied by a single dwelling in its gardens together with part of a paddock. The site is not located within a Mineral Safeguarding Area so no sterilisation of viable mineral resources will occur. On balance, the effects are considered neutral against this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site ...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<p>The capacity of the existing or planned water supply network would be capable of supporting the development of the site.</p> <p>There are some limitations to surface water and foul water drainage. A limit of 20-30 dwellings in Durrington have been identified</p> <p>In light of the predicted future impacts of climate change, particular consideration must be given to the potential for surface water to be managed on site, as ground conditions indicate that soakaways/infiltration techniques are likely to be problematic given ground conditions. Further technical work will be necessary in order to find an alternative drainage strategy, without which the site would pose an unacceptable impact on local or downstream flooding as well as impact on the ecology of the River Avon.</p>
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Given the constraints in respect of foul drainage suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p> <p>In Durrington there are no public surface water sewers and the developer, utilities company (Wessex Water), EA and Wiltshire Council as the Local Lead Flooding Authority (LLFA) would need to agree outfall arrangements.</p>
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>
4. Consider the need for adequate provision of surface water and foul	<p>Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems within any development scheme to control</p>

<p>drainage?</p>	<p>the risk of surface water flooding from impermeable surfaces.</p> <p>The site is within an identified groundwater sensitive area so will require testing and monitoring for at least 12 months to determine level of ground water in line with CIRIA SuDS Manual (C753)²⁵ – part E - chapter 25, so that an appropriate drainage strategy can be devised. Surface water systems must be sealed as per sewers. Soakaways/infiltration are unlikely to work. Any discharge into the local watercourses must be at a controlled rate.</p> <p>There would be an offsite connecting sewer – point of connection to be determined subject to sewer status. There are no public surface water systems at this location and surface water flows to local land drainage systems. Capacity is limited to 20-30 new dwellings in Durrington.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p> <p>The site is within a Groundwater Source Protection Zone (Zone 2), therefore any subsequent planning application would need to be informed by specialist advice from the Environment Agency and their Groundwater Protection Policy – GP3. The site is within the catchment of the River Avon and direct and indirect discharges from the site have the potential to affect water quality of the river.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the Upper Avon sub-catchment of the Hampshire Avon. Potential impacts of increased water abstraction will need to be considered. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</p>
<p>Assessment outcome (on balance) - -</p>	

²⁵ The SuDS Manual (C753), CIRIA, December 2015.

Summary of SA objective 3

The site is within a Groundwater Source Protection Zone (Zone 2), therefore any subsequent planning application would need to be informed by specialist advice from the Environment Agency and their Groundwater Protection Policy – GP3.

There are potential issues with connection to public sewers at this site and this would need to be resolved. Capacity is limited to 20-30 new dwellings in Durrington.

The site is within an identified groundwater sensitive area so will require extensive testing and monitoring in order to determine an appropriate drainage strategy in support of a planning application. Any discharge into the local watercourses must be at a controlled rate. Ground conditions may mean that soakaways/infiltration are unlikely to work.

Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if this site is taken forward into any subsequent stage of the selection process. Allocation of housing sites in Durrington in combination with effects of the army basing programme could make mitigation of these effects problematic.

Due to the ground conditions making mitigation of surface water problematic and the potential impacts on water resources, this site is considered as having a moderate adverse effect in relation to this objective.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site ...

1. Maintain and improve local air quality?

Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.

Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the development is within 1km of key services and facilities and therefore accessible by foot and cycle. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.

2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?

Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.

Housing development at the site may be subject to noise pollution from road traffic and assessment should be undertaken.

3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMA ²⁶ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site is located within a distance of Durrington town centre and local services that are potentially accessible by foot, bicycle or bus. However, private car usage is likely to be the preferred option for many journeys, particularly to access employment and further services and facilities in other towns and the surrounding area.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
Summary of SA objective 4	
Measures must be implemented as necessary to mitigate emission levels in line with the council's policies and Air Quality Strategy. In turn the developable area of the site might be reduced. In addition, developers of the site could assist in providing opportunities to improve local air quality through making purchaser/future occupiers	

²⁶ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

aware of Car Share Wiltshire as well as the ability to charge electric cars at home.

Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips. Nevertheless a Noise Impact Assessment should be undertaken and submitted with any development proposals. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.

Housing development at the site may be subject to noise pollution from road traffic and assessment should be undertaken.

On balance, minor adverse effects are envisaged on this SA Objective and mitigation measures are considered to be achievable.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site ...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

Summary of SA objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse

effect in relation this SA objective.	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site ...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is located within Flood Zone 1. However, the site is approximately 250m south west of the Flood Zone 2/3 associated with the River Avon and there are known surface water flooding problems at Hackthorne Road/Church Street. As such, the development of the site would need to ensure that surface water run-off would not contribute to an exacerbation of flood risk from fluvial sources within Flood Zone 2/3.</p> <p>This site is underlain by chalk and may be susceptible to seasonal groundwater levels, with implications for surface water. Monitoring will be required in accordance with the Council's Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a suitable surface/storm water disposal system which may have an impact on the size and area of development. The design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	<p>Consideration should be given to the inclusion of SuDS within any development scheme to control the risk of surface water flooding from impermeable surfaces. However, ground conditions appear to dictate that the site would be unlikely to be capable of accommodating certain SuDS measures:</p> <p>This site is in a groundwater sensitive area. Surface water systems must be sealed as per sewers. Soakaways/infiltration unlikely to work. Any discharge into the local watercourses must be at a controlled rate. Further evidence of soil permeability and groundwater levels should be obtained prior to any development which should include testing and monitoring for at least 12 months to determine level of ground water in line with the Wiltshire Groundwater Strategy and CIRIA SuDS Manual</p>

	(C753) ²⁷ .
4. Minimise the risk of flooding to people and property (new and existing development)?	<p>The site is located within Flood Zone 1.</p> <p>However, the site is approximately 250m south west of the Flood Zone 2/3 associated with the River Avon. As such, the development of the site has the potential to lead to an exacerbation of flood risk from fluvial sources. In such circumstances consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated.</p>
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
Summary of SA objective 5b	
<p>The site is located within Flood Zone 1, however there is a nearby area of Flood Zone 2/3 some 250m north east of the site. The potential risk of flooding created by new residential development would need to be addressed through mitigation measures to ensure the surface runoff from the site is not increased. However soakaways and infiltration measures to mitigate surface water run-off are unlikely to be achievable at this site due to the ground conditions.</p> <p>The development has the potential to reduce vulnerability to climate change by incorporating building design and on site mitigation measures that take into account potentially hotter summers, water shortages and higher precipitation.²⁸</p> <p>Any proposals for development of this site should be informed by the Councils Groundwater Strategy.</p> <p>Due to potential exacerbation of flood risk and difficulty in mitigating due to ground conditions and capacity of drainage a moderate adverse score is given against this objective.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	

²⁷ The SuDS Manual (C753), CIRIA, December 2015.

²⁸ Wiltshire Council Climate Change Adaptation Plan 2012-2016.

Decision Aiding Questions. Will the development site ...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The eastern edge of the site is some 138m of the Durrington Conservation Area which contains a number of listed buildings. The site is adjacent to other recent housing development and development of this site. Consequently, development of this site is achievable without visual impact on the conservation area.
2. Ensure appropriate archaeological assessment prior to development?	<p>On the basis of available evidence, there would be a need to undertake further archaeological assessments in support of any application and subsequent development of the site. There is significant archaeology on an adjacent site, running into this area. Evaluation and probably mitigation will be required for example excavation/preservation in situ. It is considered that mitigation would be problematic.</p> <p>A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating. The landscape character is defined by modern houses built on post medieval fields that replaced medieval one. The existing housing respects former field parcels, and this should be a consideration in layout of the development.</p>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	In accordance with legislation and national policy/local plan policy, the development of the site would promote the re-use of historical / locally significant buildings.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<p>In accordance with national policy/local policy, the development of the site for housing would deliver housing that maintains and enhances the distinctiveness of settlements through high quality design.</p> <p>Given its distance from the Conservation Area and permitted residential development immediately to the east, the site would not affect the Durrington Conservation Area. Notwithstanding this it is noted that the Durrington Conservation Area Appraisal and Management Plan (CAAMP)²⁹ recognises that with significant sites for development adjacent to the conservation area, the overall quality and character could be enhanced or seriously eroded by planned future development. Accordingly the CAAMP requires careful analysis of the context of these sites to be undertaken with any development needing to relate to the</p>

²⁹ Dated January 2009

	form, grain, spatial qualities, building line or materials of the traditional development in the village. Well-design and laid out development on this site is not considered to be problematic.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	In accordance with legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	In accordance with legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the Stonehenge and Avebury WHS and its setting. The Stonehenge World Heritage Site is located approximately 700m south west of the site. The WHS is separated from the site by built development and so the site is unlikely to have a significant effect on its setting.
Assessment outcome (on balance) - -	
Summary of SA objective 6	
Development at this site will not affect the character or appearance of the Durrington Conservation Area.	
A high level Archaeological assessment has been carried out which considers the archaeological potential to be high, and that an archaeological assessment will be required un support of any planning application. This is considered a significant effect for which mitigation could be problematic.	
A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating. The landscape character is defined by modern houses built on post medieval fields that replaced medieval one. The existing housing respects former field parcels, and this should be a consideration in layout of the development.	
On balance it is considered that the site could have a moderate adverse effect in relation to this objective.	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site ...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The landscape character is part of the Upper Chalk Valley classification (5D) and as such the general opportunities for protecting and enhancing the landscape character are replanting hedgerows, woodland, conserve and restore remnant water meadows, reconnect and recreate wetland habitat. The site is at the edge of Durrington and currently bordered with a road to the west and an undeveloped paddock to the north and allotments to the south. Land adjacent, to the east is an existing local plan allocation yet to be developed. Semi-detached houses front the road opposite the site. The site features some woodland/veteran trees (those along the northern boundary are subject to TPOs) and hedgerows

	<p>which should be retained and protected via a landscape buffer.</p> <p>Development of the site would appear as infill given the prominence of new development to the east and south of the site. It would need to have regard to the pattern of development on this side of the road, which is generally set back from the road.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of green infrastructure through public open space, connections to existing footpath networks and green corridors etc. Protected trees should be retained and protected through the provision of a GI buffer. This could reduce the capacity of the site and the layout of development.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	Due to the size of this site it is unlikely that development of this site would have the potential to incorporate new public open space within the site however it could potentially lead to improved access to urban green spaces and the wider countryside for recreation for new and existing residents.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ³⁰ ?	The site lies outside of the AONB and is not subject to any other landscape designations.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site could protect and add to the existing rights of way network. There are existing open spaces to the south of the site and an intensifying of development at this site would have an impact on these open spaces.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	

³⁰ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

Summary of SA objective 7

The site is at the rural fringe and currently bordered with a road to the west and green space to the north, south and east. The site currently contains a single house and gardens with part of a paddock. It is not in the AONB.

There are hedgerows and woodland/ veteran trees on or adjacent to the site and there would be a requirement for green infrastructure buffer to TPOs, which is likely to result in a reduction in capacity of the site.

Due to the location and relationship with existing recent development, development of this site is not considered to have a significant additional landscape impact.

On balance, it is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated and therefore minor adverse effects are envisaged on this SA Objective.

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

Decision Aiding Questions. Will the development site ...

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	On the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area to meet needs. Consequently, there would appear to be justification for allocating 'quick-win' sites to boost the supply of housing in line with evidence of need.
7. Provide for an adequate range of housing in rural areas, whilst avoiding	Development of this site would be helping to meet the housing needs of Durrington town primarily, and surrounding areas. As such it may help to meet rural housing needs.

isolated dwellings?	
Assessment outcome (on balance) +	
Summary of SA objective 8	
The site could provide capacity for up to 14 residential dwellings (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire's housing targets. It would be expected that a development of this size would include 30% affordable housing units. It is therefore considered that this site has a minor positive effect in relation to this objective.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site ...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	In accordance with national policy/local plan policy, the site would be sustainably located with opportunities to access local health facilities. The site is within the catchment of St Melor and Barcroft surgeries in Amesbury, and the Cross Plain surgery in Durrington. On the basis of current evidence the health facilities in Amesbury and Durrington Plain are at capacity. There are likely to be capacity issues at these surgeries as the population increases and this would need to be resolved. This site is less than 1km

	distance from the Cross Plain surgery and could be reached by foot or bicycle from the site.
5. Maximise opportunities within the most deprived areas?	<p>In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home and thereby help reduce deprivation.</p> <p>This site is within Wiltshire 046D LSOA which is amongst the 20% least deprived areas of England.³¹ Development at this site is not likely to have adverse impacts on deprivation in the local area but has the potential to have a positive impact by providing affordable housing where it is needed.</p>
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site at Durrington will be meeting the housing needs of Amesbury, Bulford and Durrington primarily. The site is adjacent to an existing residential area so it would not generate an isolated development in a rural area.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>There are two primary schools in this area, All Saint's Infants and Durrington Junior. The current primary school capacity could accommodate additional pupils from a maximum of 60 additional houses in Durrington.</p> <p>In relation to secondary education, there are existing plans to expand Avon Valley College by 300 places as required by the army basing project. The school could be expanded further if necessary.</p>
Assessment outcome (on balance) -	
Summary of SA objective 9	
<p>The site is within a reasonable proximity of services and facilities provided by Durrington as well as open space, therefore residents would be able to access facilities by walking and cycling. However, given the scale of facilities at Durrington, there is nevertheless expected to be private car traffic generated as residents travel further afield. Further services at Amesbury are accessible by bus and private car.</p> <p>Residential development may cause adverse effects relating to pressure on local facilities. There would need to be mitigation to address the additional pressure on</p>	

³¹ DCLG, 2015. <http://dclgapps.communities.gov.uk/imd/idmap.html>

health facilities. It is considered possible to accommodate the additional pupils generated by the proposed number of new dwellings at this site.

On balance minor adverse effects are envisaged on this SA Objective as it is considered possible to mitigate against the pressure on local facilities.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site ...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment: There is fair / good access to limited food retail, primary school, doctor and college within 1 km and further retail within 2km. Amesbury Town and Solstice Park (within 5km) are considered accessible by cycle, though there would need to be substantial upgrades to the cycle route.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Transport Plan policies, the site would have the potential to create links to existing cycling infrastructure and provide cycle storage.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments, in accessible locations, that reduce the need to travel and reliance on the private car?	The site is in a relatively sustainable location in that it is in walking or distance of services and facilities offered by Durrington. There is a bus service that connects Durrington to Salisbury, Amesbury and Pewsey for further services and employment.

Assessment outcome (on balance) -

Summary of SA objective 10

The site is located on the edge of Durrington, with good access to its facilities by walking and cycling. The site is accessible by foot, cycle and public transport to a variety of services including employment, schools, GP, town centre and food store. However, given the scale of facilities at Durrington, there is nevertheless expected to be private car traffic generated as residents travel further afield.

There is a bus stop within a 6 minute walk of the site, which serves a bus route to the town centre as well as surrounding areas and towns, including Amesbury, Pewsey, and Salisbury. However, if employment is not situated on this route, commuting is likely to be by private car.

The development would not be expected to have a significant effect on national trails, national cycle network, public footpaths or the Public Rights of Way network. There are no formal Public Rights of Way on or adjacent to the site.

The unavoidable increase in private car traffic generated from development would result in a minor adverse effect.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site ...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
Summary of SA objective 11	
Development would increase the local population and could contribute to the local economy through use of local shops and services, though the capacity of the site is relatively small.	
The site is scored as having a minor positive effect in relation to this objective.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site ...	
1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas and would create jobs through construction.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.
Assessment outcome (on balance) +	
Summary of SA objective 12	
Development of the site would not lead to the loss of designated employment land.	
Development of the site for housing would not provide new employment land however it would support existing employment areas and would provide jobs directly and indirectly through construction.	

On balance, the effect is considered to be minor positive in relation to this objective.

Site 3179 – Land off Larkhill Rd, Durrington

Site context

Site size: 10.66ha. Site capacity: approximately 143 dwellings.

The site is set in open countryside, with Larkhill Road (A3028) forming the northern boundary with Durrington beyond. The River Avon is located to the south of the site.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site ...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development at this site has potential for fragmentation of existing wildlife habitats, such as the hedgerows and trees at the site. However, the development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	<p>The River Avon SSSI/SAC is directly adjacent to the site at its south-eastern boundary. The development of the site for housing would be likely to lead to impacts on the River Avon SAC / SSSI and BAP Priority Habitat as well as other species supported by hedgerows and trees at the site.</p> <p>The site is agricultural land, which generally has limited ecological value due to the nature of the land use. However, features at the boundaries such as hedgerows and trees may support protected species. The site contains mixed deciduous woodlands which is a priority habitat. Coastal and Floodplain Grazing Marsh BAP Priority Habitat is located on the southern boundary of the site.</p> <p>An ecological assessment and further details on the proposals will be required to accurately assess likely impacts. There is potential to create or enhance habitats. Proximity to designated ecological sites may constrain the deliverability of the site if appropriate mitigation is not implemented.</p> <p>Adjacent woodland will need to be buffered. The existing building is likely to support bat roosts, given the proximity to woodland.</p>
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features.
4. Require protection and provision of green corridors and river corridors,	The site is adjacent to the River Avon and partly within the floodplain (FZ 2/3). Development would be required to be located outside of the floodplain. No direct discharge to the river would be permitted and a Construction Environmental Management

with use of buffer strips, where necessary?	Plan would be required in order to protect the river and its floodplain during the construction phase of the development.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure for example; adjacent woodland will need to be buffered.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site contains priority habitats: mixed deciduous woodland and Coastal and Floodplain Grazing Marsh BAP Priority Habitat is located on the southern boundary of the site.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	The adjacent woodland would need to be buffered and development of the site would offer opportunity to protect designated ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward into any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council's current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - -	
Summary of SA objective 1	
The River Avon SSSI/SAC approximately runs along the southern boundary of the site.	
The site is agricultural land, which generally has limited ecological value due to the nature of the land use. However, features at the boundaries such as hedgerows and trees may support protected species. The site contains mixed deciduous woodlands which is a priority habitat. Coastal and Floodplain Grazing Marsh BAP Priority	

Habitat is located on the southern boundary of the site.

An ecological assessment and further details on the proposals will be required to accurately assess likely impacts. There is potential to create or enhance habitats. Proximity to designated ecological sites may constrain the deliverability of the site if appropriate mitigation is not implemented.

Adjacent woodland will need to be buffered. The existing building is likely to support bat roosts, given the proximity to woodland.

The evidence indicates that as the site is adjacent to the River Avon and partly within the floodplain, no development would be allowed within the floodplain or within 20m of the channel. A Construction Environmental Management Plan would be required in order to protect the river corridor and its floodplain during the construction phase of the development.

Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if this site is taken forward into any subsequent stage of the selection process. Allocation of housing sites in Durrington in combination with effects of the army basing programme could make mitigation of these effects problematic.

It is considered that there are potential significant ecological issues at this site and mitigation may be problematic, and therefore this site score a moderate adverse effect against this objective.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site ...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is located just outside the settlement boundary of Durrington with access directly off Larkhill Road. The site is an accessible distance from the services and facilities at Durrington and bus stops that serve bus routes to Larkhill, Pewsey, Amesbury and Salisbury. However, residents are likely to rely on the use of private care to access a wider range of services and employment further afield. The southern part of the site would be less accessible due to its distance from the main road.</p>
<p>2. Maximise reuse of Previously Developed Land where possible/appropriate?</p>	<p>This is a greenfield site and there is no potential for maximising the reuse of previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>Given the greenfield use of the land it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing. Notwithstanding this the site should be screened for the any contaminated land potential.</p>

4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) -	
<p>Summary of SA objective 2</p> <p>The site is not located on previously developed land so would not contribute positively to this objective. It is unlikely to require remediation.</p> <p>No up to date information is held as to the grade of agricultural land on site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development such a loss would be minor to negligible.</p> <p>The site is not located within a Mineral Safeguarding Area so no sterilisation of viable mineral resources will occur.</p> <p>On balance, the effects are minor adverse against this objective.</p>	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site ...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<p>The development of the site for housing would be capable of being supported by existing and planned water supply.</p> <p>No local sewers are available – long off site connecting sewer to foul water system.</p> <p>Surface water to local land drainage system subject to flood risk measures. Capacity is limited to 20-30 new dwellings in Durrington.</p>

	In light of predicted future impacts of climate change, particular consideration must be given to the potential for surface water to be managed on site, as ground conditions indicate that soakaways/infiltration techniques are not likely to be successful at this site. Further technical work will be necessary in order to find an alternative drainage strategy, without which development of the site would pose an unacceptable impact on local or downstream flooding as well as impact on the ecology of the River Avon.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Given the constraints in respect of foul drainage suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p> <p>In Durrington there are no public surface water sewers and the developer, utilities company, Environment Agency and Wiltshire Council as the Local Lead Flooding Authority (LLFA) would need to agree outfall arrangements.</p>
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	<p>Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems within any development scheme to control the risk of surface water flooding from impermeable surfaces. Current evidence indicates that there are limitations to sewer services as there are no local sewers available – long off site connecting sewer to foul water system. Capacity is limited to 20-30 new dwellings in Durrington.</p> <p>The site is within an identified groundwater sensitive area so will require testing and monitoring for at least 12 months to determine level of ground water in line with Wiltshire Council Groundwater Strategy and CIRIA SuDS Manual (C753)³² – part E - chapter 25 in order to determine an appropriate drainage strategy. Surface water systems must be sealed as per sewers. Soakaways/infiltration are unlikely to work. Any discharge into the local watercourses must be at a controlled rate.</p> <p>Surface water disposal may be an issue: surface water would drain to local land drainage system subject to flood risk measures, and infiltration / soakaways may not be possible at this site. Part of site is within Flood Zone 3 and development at any part of the site would be in close proximity to the river, and therefore surface water disposal may be an issue. If surface</p>

³² The SuDS Manual (C753), CIRIA, December 2015.

	water cannot be adequately controlled, development at this site is likely to lead to an unacceptable impact on flooding and the River Avon SAC/SSSI. A detailed FRA would be required to support an application at the site.
5. Protect, and where possible, improve surface, ground and drinking water quality?	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p> <p>Most of the site is within a Groundwater Source Protection Zone (Zone 1), therefore any subsequent planning application would need to be informed by specialist advice from the Environment Agency and their Groundwater Protection Policy – GP3.</p> <p>Infiltration techniques should not be used due to the need to protect potable water quality. The site is within the catchment of the River Avon and direct and indirect discharges from the site have the potential to affect water quality of the river.</p>
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	<p>The site is within the Hampshire Avon catchment and as such there are potential implications for the River Avon SAC from surface water discharges during the construction phase as well as through the overall design of the site and its post-occupation impacts.</p> <p>The site falls within the Upper Avon sub-catchment of the Hampshire Avon. Potential impacts of increased water abstraction will need to be considered. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</p>
Assessment outcome (on balance) - -	
Summary of SA objective 3	
<p>The site lies within Groundwater Source Protection Zone 1, therefore any subsequent planning application would need to be informed by specialist advice from the Environment Agency and their Groundwater Protection Policy – GP3.</p> <p>The site is in proximity to a watercourse which drains into the River Avon, so there is potential for surface water pollution caused by surface water runoff.</p> <p>The site is within an identified groundwater sensitive area so will require extensive testing and monitoring in order to determine an appropriate drainage strategy in support of a planning application. Any discharge into the local watercourses must be at a controlled rate. Ground conditions may mean that soakaways/infiltration are unlikely to work.</p> <p>Flood Risk Assessment and drainage strategy will need to inform an appropriate solution for surface drainage especially given that the southern part of the site is within FZ2/3.</p> <p>Because of the relationship of the site with SAC, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if this option is taken forward into any subsequent stage of the selection process. Allocation of housing sites in Durrington in combination with effects of the army basing programme could make mitigation of these effects problematic.</p> <p>The available evidence indicates that there are no local sewers available and there would need to be a long connection to off-site sewers. Surface water would have to</p>	

drain to a local land drainage system subject to flood risk measures. The developer must make arrangements for surface and foul water drainage in discussion with the utilities company, EA and Local Lead Flooding Authority (LLFA). Capacity is limited to 20-30 new dwellings in Durrington.

On balance it is considered that the site has a moderate adverse effect in relation to this objective due to the likely difficulties of managing surface water and connecting to sewage systems as well as the impacts on water resources.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site ...

<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the development is within 1km of key services and facilities and therefore accessible by foot and cycle. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include landscaping bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>This site may be impacted by noise pollution from an adjacent industrial use and pump house. A noise assessment would be required.</p>

3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMA ³³ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site is located within a distance of Durrington town centre and local services that are potentially accessible by foot, bicycle or bus and Amesbury may be accessible by cycle if cycle route upgrades are carried out. However, private car usage is likely to be the preferred option for many journeys, particularly to access employment and further services and facilities in other towns and the surrounding area.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
Summary of SA objective 4	
Measures must be implemented as necessary to mitigate emission levels in line with the council's policies and Air Quality Strategy. In turn the developable area of the	

³³ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

site might be reduced. In addition, developers of the site could assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.

Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips. Nevertheless a Noise Impact Assessment should be undertaken and submitted with any development proposals. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.

A noise assessment would be required to assess the noise from the adjacent industrial use and pump house.

On balance, minor adverse effects are envisaged on this SA Objective and mitigation measures are considered to be achievable.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site ...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

Summary of SA objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse

effect in relation this SA objective.	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site ...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The northern part of the site is located within Flood Zone 1. The southern portion of the site (approx. 6.5ha) is within an area of Flood Zone 2/3 associated with the River Avon and should be sequentially excluded from development so as to limit the potential to exacerbate flood risk from fluvial sources. Any planning application would need to be supported by a Flood Risk Assessment.</p> <p>This site is underlain by chalk and may be susceptible to seasonal groundwater levels, with implications for surface water. Monitoring will be required in accordance with the Council's Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a suitable surface/storm water disposal system which may have an impact on the size and area of development. The design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • More extreme weather events. <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings</p>

	and spaces (general design and robust materials.
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	<p>Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any development scheme to control the risk of surface water flooding from impermeable surfaces. However, ground conditions appear to dictate that the site would not be technically capable of accommodating certain SuDS measures:</p> <p>This site is in a groundwater sensitive area. Surface water systems must be sealed as per sewers. Soakaways/infiltration unlikely to work. Any discharge into the local watercourses must be at a controlled rate. Further evidence of soil permeability and groundwater levels should be obtained prior to any development which should include testing and monitoring for at least 12 months to determine level of ground water in line with the Wiltshire Groundwater Strategy and CIRIA SuDS Manual (C753)³⁴.</p>
4. Minimise the risk of flooding to people and property (new and existing development)?	Whilst development would not be located within the floodplain, discharge of water to the River Avon could result in flooding further downstream.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site should avoid that part located within flood zone 3.
Assessment outcome (on balance) - -	
<p>Summary of SA objective 5b</p> <p>The northern portion of the site (approx. 6.5ha) is located within Flood Zone 1. However, the southern portion of the site is within an area of Flood Zone 2/3 associated with the River Avon and should be excluded from any development. Notwithstanding this, there is still potential to increase flood risk off the developed area of the site and contribute to surface water runoff to the River Avon close to the site. A further buffer may be required as mitigation.</p> <p>The site is within a groundwater sensitive area surface water attenuation may be difficult to achieve. Any development at this site should be informed by Wiltshire Council's Groundwater Strategy. In addition, the site would require any planning application for development to be supported by a Flood Risk Assessment/ Drainage</p>	

³⁴ The SuDS Manual (C753), CIRIA, December 2015.

Strategy in line with the Council's guidance.

Any development on the site has the potential to reduce vulnerability to climate change by incorporating building design and on-site mitigation measures that take into account potentially hotter summers, water shortages and higher precipitation.³⁵

Due to potential exacerbation of flood risk and difficulty in mitigating due to ground conditions a moderate adverse score against this objective is given.

SA objective 6. Protect, maintain and enhance the historic environment

Decision Aiding Questions. Will the development site ...

<p>1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?</p>	<p>Durrington Walls and Woodhenge Scheduled Monument lie approximately 450m west of site – includes henge monuments, a round barrow cemetery, two additional round barrows and four settlements. Grade II listed buildings (the Dovecote (formerly with Watergate Farm) and Watergate House are situated to the east of the southern part of the site, separated by a field and the River Avon.</p> <p>Development of the site may affect the setting of the scheduled monuments and their significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. There may be adverse effects but some aspect would seem capable of mitigation</p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p>On the basis of available evidence, there would be a need to undertake further archaeological assessments in support of any application and subsequent development of the site. The site has a high archaeological potential and mitigation is considered to be problematic. An assessment of the historic landscape has been carried out and the sensitivity of this site has been assessed as 'high'. The site is described as 'post medieval water meadows' with the southern part of the site intact. Such landscapes are uncommon and area locally distinctive, as such mitigation could be problematic.</p>
<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p>The site does not contain any historical buildings and does not have potential to promote sensitive re-use of historic buildings.</p>

³⁵ Wiltshire Council Climate Change Adaptation Plan 2012-2016.

4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site is at southern edge of Durrington Conservation Area some distance from the conservation area which is predominantly focused around the northern part of Durrington. Accordingly, any development on the site would not impact upon this designation.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	The site and adjoining area does not contain any heritage assets identified as 'at risk'.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Although some 450m east of the World Heritage Site and Durrington Walls and Woodhenge Scheduled Monument, development of the site may have an impact on the setting of these designations due to the openness of the landscape in between.
Assessment outcome (on balance) - -	
<p>Summary of SA objective 6</p> <p>The World Heritage Site, Durrington Walls and Woodhenge Scheduled Monument are approximately 450m west of the site. This comprises henge monuments, a round barrow cemetery, two additional round barrows and four settlements. Development at this site may have an impact on the setting of these scheduled monuments.</p> <p>The historic landscape sensitivity is considered to be high with post-medieval water meadows intact. The archaeological potential is considered to be high and potentially problematic to mitigate.</p> <p>A Historic Impact Assessment would be required as part of any future planning applications to determine any impact of development; to avoid harm to the significance of heritage assets from adverse impacts on their settings and in particular to maintain as much as possible of the post-medieval water meadows in this part of Durrington.</p> <p>Overall it is considered that this site has significant moderate adverse effects on the historic environment which would be problematic to mitigate.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site ...</p>	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The landscape character is part of the Upper Chalk Valley classification (5D) and as such the opportunities for protecting and enhancing the landscape character are replanting hedgerows, woodland, conserve and restore remnant water meadows, reconnect and recreate wetland habitat and maintain rural character.

	<p>The site is at the rural fringe with residential properties to the north on the opposite side of Larkhill Rd and sporadic limited development along the southern side of the road in the vicinity of the site.</p> <p>There are some hedgerows that should be retained and enhanced through buffer planting.</p> <p>The southern part of the sites is particularly open forming water meadows to the River Avon. Any development which extended southwards of existing development would be visible and detract from the landscape character hereabouts.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure and retention of hedgerows and an associated green infrastructure buffer would be required. Provision of this may result in a reduced capacity for the site.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	Development of this site has the potential to incorporate new public open space within the site and could potentially lead to improved access to urban green spaces and the wider countryside for recreation for new and existing residents.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ³⁶ ?	The site lies outside of the AONB and is not subject to any other landscape designations.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. There are no Public Rights of Way on or adjacent to the site.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.

³⁶ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

Assessment outcome (on balance) -

Summary of SA objective 7

The site is located at the southern edge of Durrington, on the rural fringe. The site contains hedgerows which would need to be retained and protected with a green infrastructure buffer. The site is not in the AONB.

Development of the whole site would be likely to result in the uncharacteristic southerly extension of development south of Larkhill Road and significantly urbanise the appearance of the countryside hereabouts. The effects could be mitigated through focusing development close to the road and, with robust mitigation and enhancement strategies, the site boundaries. The effect against this objective is therefore considered minor adverse.

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

Decision Aiding Questions. Will the development site ...

1. Provide an adequate supply of affordable housing?	The development of the site for housing (143 units) would significantly boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	On the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area to meet needs.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Development of this site would be helping to meet the housing needs of Durrington town primarily, and surrounding areas. As such it may help to meet rural housing needs.

Assessment outcome (on balance) + +

Summary of SA objective 8

The whole SHLAA site provides capacity for up to 143 residential units (though this may be reduced by the necessary mitigation set out in this assessment), which contributes towards Wiltshire’s housing unit targets. A site of this size would be expected to delivery 30% affordable housing units according to the Wiltshire Core Strategy and it would be expected that it could deliver a range of housing types and tenures to meet local need. It is therefore considered that this site has a moderate positive effect in relation to this objective.

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities

Decision Aiding Questions. Will the development site ...

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<p>In accordance with national policy/local plan policy, the site is relatively sustainably located with opportunities to access local health facilities. The northern part of the site is potentially more accessible to Durrington town than the southern part of the site. The site is within the catchment of St Melor and Barcroft surgeries in Amesbury, and the Cross Plain surgery in Durrington.</p> <p>On the basis of current evidence the health facilities in Amesbury and Durrington Plain are at capacity. There are likely to be capacity issues at these surgeries as the population increases and this would need to be resolved. This site is approx. 500m distant from the Cross Plain surgery and could be reached by foot or bicycle from the site.</p>
5. Maximise opportunities within the	In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local

most deprived areas?	<p>community to access a decent home and thereby help reduce deprivation.</p> <p>This site is within Wiltshire 046B LSOA which is amongst the 50% least deprived areas of England.³⁷ Development at this site is not likely to have adverse impacts on deprivation in the local area but has the potential to have a positive impact by providing affordable housing where it is needed.</p>
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site at Durrington will be meeting the housing needs of Amesbury, Bulford and Durrington primarily. The site is adjacent to an existing residential area so it would not generate an isolated development in a rural area.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>There are two primary schools in this area, All Saint's Infants and Durrington Junior. The current primary school capacity could accommodate additional pupils from a maximum of 60 additional houses in Durrington.</p> <p>In relation to secondary education, there are existing plans to expand Avon Valley College by 300 places as required by the army basing project. The school could be expanded further if necessary.</p>
Assessment outcome (on balance) -	
Summary of SA objective 9	
<p>The site is well located to the centre of Durrington and is within reasonable access to facilities such as shops, health centres and schools located on Bulford Road. The southern portion of the site would be less accessible. However, given the scale of facilities at Durrington, there is nevertheless expected to be private car traffic generated as residents travel further afield.</p> <p>Residential development may cause adverse effects relating to pressure on local facilities. There would need to be mitigation to address the additional pressure on health facilities. It is considered possible to accommodate the additional pupils generated by a maximum of 60 new houses in Durrington. As such the proposed number of houses at this site could not be accommodated and it may be possible to mitigate this by reducing the number of dwellings so that there is maximum of 60 additional houses in the town. On balance therefore this site is considered to have a minor adverse effects on this SA objective and mitigation measures are</p>	

³⁷ DCLG, 2015. <http://dclgapps.communities.gov.uk/imd/idmap.html>

considered achievable.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site ...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. This site is considered to have cycling and walking access to local doctor, primary school, college and some food retail. The cycling distance to Amesbury is considered reasonable however there would need to be substantial upgrades to the cycle route.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Transport Plan policies, the site would have the potential to create links to existing cycling infrastructure and provide cycle storage.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments, in accessible locations, that reduce the need to travel and reliance on the private car?	The site is in a relatively sustainable location in that it is in walking or cycling distance of services and facilities offered by Durrington. There is a bus service that connects Durrington to Salisbury, Amesbury and Pewsey for further services and employment.

Assessment outcome (on balance) -

Summary of SA objective 10

The site is located on the edge of Durrington, and therefore can readily access facilities by walking and cycling. However, given the scale of facilities at Durrington, there is nevertheless expected to be private car traffic generated as residents travel further afield.

There is a bus stop within a 6 minute walk of the site, which serves a bus route to the town centre as well as surrounding areas and towns, including Amesbury, Pewsey, and Salisbury. However, if employment is not situated on this route, commuting is likely to be by private car.

The development would not be expected to have a significant effect on national trails, national cycle network, public footpaths or the Public Rights of Way network.

Unavoidable increase in private car traffic generation from the development of this site for up to 143 dwellings would result in a minor adverse effect.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site ...

1. Support appropriate retail, leisure	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly
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and/or employment opportunities in town centre locations to aid urban regeneration?	assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
Summary of SA objective 11	
<p>Development would not result in the loss of designated employment land. However, development will also increase the local population and could contribute to the local economy through use of local shops and services.</p> <p>The site is scored as having a minor positive effect due to its potential to boost the economy at the town by providing additional population to support the local economy and workforce.</p>	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site ...	
1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas and to create jobs directly and indirectly.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.
Assessment outcome (on balance) +	
Summary of SA objective 12	
<p>Development of the site would not lead to the loss of designated employment land.</p> <p>Development of the site for housing would not provide new employment land however it would support existing employment areas and would provide jobs directly and indirectly through construction.</p> <p>On balance, the effect is considered minor positive in relation to this objective.</p>	

Amesbury

Site 3379 - Land north of London Rd, Amesbury

<p>Site context</p> <p>Site size: 4.48 ha. Site capacity: approximately 101 dwellings.</p> <p>The site is a sloping, triangular field and there is screen planting next to the A303. To the north of the site is the A303 and the open countryside of Salisbury Plain but with some overhead lines and communication mast infrastructure on higher ground. The site is severed from this landscape by the A303. On lower ground there are some copses and woodland belts. To the north west is the River Avon. The main town of Amesbury is located to the south of the site.</p>	
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</p> <p>Decision Aiding Questions. Will the development site ...</p>	
<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>Development at this greenfield site has potential for fragmentation of existing wildlife habitats, such as the hedgerows and roadside trees. However, the development of the site for housing would have the potential to make appropriate provision for green infrastructure to reduce the risk of habitat fragmentation.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The site is within the 6.4km buffer of Salisbury Plain Special Protection Area (SPA); and approx. 2 km from the east of the site at its nearest point. The site comprises pasture/arable field surrounded by hedgerows and roadside tree planting.</p> <p>The development of the site for housing would be unlikely to lead to major adverse impacts on designated and non-designated biodiversity interests within the local area. However, because of the proximity to the Salisbury Plain Special Protection Area (SPA) housing development may trigger contributions to Salisbury Plain SPA HRA Mitigation Strategy (Stone Curlew Project).</p> <p>Development at the site must incorporate mitigation measures in relation to green infrastructure to protect existing habitats and biodiversity. The site is within the catchment of the River Avon SAC and as such there are potential implications for water resources and surface water discharges. The hedgerows surrounding the site are priority habitats and should be retained and green infrastructure incorporated to protect the habitats. Ecological assessment with further details on proposals will be required in order to assess likely impacts.</p> <p>Development at the site has potential to enhance biodiversity resulting in a net gain.</p>

3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as the Salisbury Plain SPA, the Countess Farm Swamp County Wildlife Area, the River Avon SAC and the wider countryside.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	<p>In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors, specifically, the hedgerows and roadside tree planting at this site which forms secondary wildlife corridors, as well as the woodland to the east of the site.</p> <p>The site falls within the catchment of the Hampshire Avon with a drainage ditch at the northern (downslope) edge of the site flowing directly into the main river. As such there are potential implications for habitats/biodiversity from surface water discharges. Surface water and pollution must be attenuated at the site so that pollution does not impact the River Avon SAC/SSSI.</p>
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/species?	<p>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements.</p> <p>The site contains BAP Priority Habitat (hedgerows) and wooded land adjacent to the east of site, which must be retained.</p>
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance and displacement of stone curlew from known nesting sites near the settlement. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodlands as there are no areas of ancient woodlands in close proximity to the site. Protection should be given to mature trees within the site and at site boundaries, including the woodland area to the east of the site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required should the site progress into any subsequent stage of the selection process.

Plain and New Forest SPAs?	
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - -	
<p>Summary of SA objective 1</p> <p>The site comprises pasture/arable field surrounded by hedgerows and roadside tree planting. It generally has limited ecological value due to the nature of the land use, though the features at the boundaries such as hedgerows and trees may support protected species and form secondary wildlife corridors. An ecological assessment and further details on the proposals will be required to accurately assess likely impacts.</p> <p>The high level ecological assessment shows that the site contains priority habitat (hedgerows), which should be retained. There is potential to create or enhance habitats through developing the site. Proximity to designated ecological sites may constrain the deliverability of the site if appropriate mitigation is not implemented.</p> <p>Hedgerows must be retained as a BAP priority habitat and housing density must be limited to ensure there can be an adequate buffer to the hedgerows. Green infrastructure must be incorporated to act as a buffer to the existing wildlife corridors (roadside trees, hedgerows) and wooded land to the east of the site. The site is within 6.4km buffer zone for Salisbury Plain SPA (approximately 2km east of site at closet point) and housing development may trigger contributions to the Salisbury Plain Stone Curlew Project.</p> <p>The site falls within the catchment of the Hampshire Avon with a drainage ditch at the northern (downslope) edge of the site flowing directly into the main river. As such there are potential implications for habitats/biodiversity from surface water discharges. Surface water and pollution must be attenuated at the site so that pollution does not impact the River Avon SAC/SSSI.</p> <p>Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if site is taken forward into any subsequent stage of the selection process. Allocation of housing sites in Amesbury in combination with effects of the army basing programme could make mitigation of these effects problematic.</p> <p>It is considered that there are potential significant ecological issues at this site and mitigation may be problematic and therefore a moderate adverse effect is considered likely on this objective.</p>	

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site ...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is within good proximity of a wide range of services at Amesbury town centre and at the edge of town where an employment area is located near to the site. These services are accessible by foot, cycle and public transport.</p>
2. Maximise reuse of Previously Developed Land where possible/appropriate?	This is a greenfield site and there is no potential for maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	Notwithstanding its greenfield use, there is evidence to suggest that a proportion of the site is contaminated. The presence of contamination should be assessed fully prior to any development taking place at this site.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected.
6. Protect the best and most versatile agricultural land?	There is no evidence to confirm whether the site is BMV land. However, the site is surrounded by development which might limit the extent of its agricultural use as well as potentially hinder its quality/classification. Accordingly, in this context the land is not assumed to be BMV. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) -	

Summary of SA objective 2

The site is not located on previously developed land; the site is greenfield and there is some evidence of contamination and presence of contamination should be fully assessed before development takes place.

No up to date information is held as to the grade of agricultural land on site. However, the land is surrounded by development, separated from open countryside and any other agricultural activity. In this context, its loss, even if BMV, is considered to be minor to negligible.

The site is not located within a Mineral Safeguarding Area so no sterilisation of viable mineral resources will occur.

On balance the site is scored as having a minor adverse effect against this SA objective and mitigation measures are considered to be achievable.

SA objective 3. Use and manage water resources in a sustainable manner

Decision Aiding Questions. Will the development site ...

1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?

The existing or planned water supply network would be capable of supporting the development of the site, subject to agreement on connection point. There are existing trunk mains located within the site boundaries. Statutory easements apply and would be subject to diversion if affected by site layout.

In line with national and local planning policy / practice, the development of the site for housing would be capable of incorporating measures to respond to the predicted effects of climate change. This site has possible surface water issues as surface water flows to a watercourse and a culvert under the roads do give rise to localised flooding therefore specific attention should be given to possible increased precipitation and surface water drainage and the impact on local flooding. In light of the predicted future impacts of climate change, particular consideration must be given to the potential for surface water to be managed on site, as ground conditions indicate that soakaways/infiltration techniques are not likely to be successful at this site. Further technical work will be necessary in order to find an alternative drainage strategy, without which the site would pose an unacceptable impact on local or downstream flooding as well as impact on ecology of the River Avon.

Foul water may require a pumped connection to a satisfactory point of disposal. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the design and layout of any new development.

2. Ensure that essential water infrastructure is co-ordinated with all new development?

In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.

3. Ensure the installation of water

In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g.

saving measures such as rainwater harvesting and water metering?	water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	<p>Development of this site will need to consider provision of on-site and/or off-site surface and foul water drainage. This site is in a groundwater sensitive. Surface water systems must be sealed as per sewers. Any discharge into the local watercourses must be at a controlled rate. Further evidence of soil permeability and groundwater levels should be obtained prior to any development which should include testing and monitoring for at least 12 months to determine level of ground water, in line with the Wiltshire Council Groundwater Strategy and CIRIA SuDS Manual (C753)³⁸ – part E - chapter 25.</p> <p>Consideration should be given to the inclusion of Sustainable Drainage Systems within any development scheme to control the risk of surface water flooding from impermeable surfaces.</p> <p>There are possible surface water issues at this site – the culvert under the roads do give rise to localised flooding.</p> <p>Foul water flows may require a pumped connection to a satisfactory point of disposal.</p>
5. Protect, and where possible, improve surface, ground and drinking water quality?	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p> <p>The site is not within a groundwater source protection zone.</p> <p>The site is within the catchment of the River Avon and direct and indirect discharges from the site have the potential to affect water quality of the river.</p>
6. Encourage sustainable and efficient	The site falls within the Upper Avon sub-catchment of the Hampshire Avon. Potential impacts of increased water abstraction

³⁸ The SuDS Manual (C753), CIRIA, December 2015.

<p>management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>will need to be considered. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA objective 3</p>	
<p>The site is not within a Groundwater Source Protection Zone. However, the site is within the River Avon catchment with implications for water resources and surface water discharges: The site drains to a watercourse which drains into the River Avon, so there is potential for pollution caused by surface water runoff. Further technical work will need to be done to determine whether a successful SuDs scheme is possible, as potential groundwater issues and chalk substrate may mean some drainage measures are unlikely to be successful. Housing numbers may need to be limited in order to mitigate against this issue. A detailed FRA would be required to support an application at the site as it is in close proximity to an area of Flood Zone 3 and there is known localised flooding. Extended ground water monitoring is required due to seasonal variations in line with Wiltshire Council Groundwater Strategy and CIRIA guidelines – part E - chapter 25.</p> <p>Due to the relationship of the site with SAC, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if this site is taken forward into any subsequent stage in the selection process. Allocation of housing sites in Durrington in combination with effects of the army basing programme could make mitigation of these effects problematic.</p> <p>Due to the ground conditions, control of surface water may be problematic to mitigate. This site is therefore scored as a moderate adverse effect against the objective, though impacts are not necessarily considered to be absolutely insurmountable based on current evidence. Substantial technical work will be required to support an application to demonstrate that drainage and flooding can be satisfactorily controlled for this site to be successful.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p>	
<p>Decision Aiding Questions. Will the development site ...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site is not within an Air Quality Management Area.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the development is within 1km of key services at the town centre, with facilities such as GP surgeries, shops, school, sports</p>

	<p>centre, with additional services in closer proximity to the site, such as supermarket and employment areas. These key services are therefore accessible by foot and cycle, which should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>The A303 is likely to be a source of ambient noise and air pollution for this site and is recognised as an issue at this site. Further noise assessment would be required to provide detail on this issue. An acoustic buffer could be used to reduce the impact, however because of the implications of topography on the success of the mitigation, there may be implications for the layout and capacity of the site.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>The impacts on the development from traffic on the A303 generating NO₂, SO₂ and PM₁₀ and other particulates should be assessed and appropriate mitigation implemented.</p>

4. Seek to reduce development in or near to AQMAS ³⁹ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). The site is located within a distance of Amesbury town centre and local services that are accessible by foot, bicycle or bus. Therefore, development of the site has the potential to reduce the need to travel by private car by making optimum use of its location and proximity to services and sustainable transport options. Opportunities for bicycle storage and linking walking and cycling routes should be considered in order to maximise this opportunity.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) - -	
<p>Summary of SA objective 4</p> <p>Measures must be implemented as necessary to mitigate emission levels in line with the council's policies and Air Quality Strategy. In turn the developable area of the site might be reduced. In addition, developers of the site could assist in providing opportunities to improve local air quality through making purchaser/future occupiers</p>	

³⁹ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

aware of Car Share Wiltshire as well as the ability to charge electric cars at home. The development also has the potential to maximise the opportunities presented by the close proximity to sustainable transport options, employment and services and should incorporate design features such as cycle storage.

Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips. Nevertheless a Noise Impact Assessment should be undertaken and submitted with any development proposals. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.

Residential development at this site could be significantly impacted by noise on all three sides; traffic on the A303 and the industrial uses to the south east and south west.

The busy A303 is likely to be a source of ambient noise and air pollution for this site and is recognised as an issue at this site. Further noise assessment would be required to provide detail on this issue. An acoustic buffer could be used to attenuate noise for the road, however, the topography of the site is likely to have implications on the success of any such buffer, which may have implications for the layout and capacity of the site.

There would also need to be buffer zones/barriers between the business uses to the south east and south west and any residential properties.

When all decision-aiding questions are considered, moderate adverse effects are envisaged on SA Objective 4 and mitigation measures are considered to be potentially problematic.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site ...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design

change through sustainable building practices?	measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
<p>Summary of SA objective 5a</p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse effect in relation this SA objective.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site ...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is located within Flood Zone 1.</p> <p>However, the site slopes down to the north, and land 20m to the north of the site is within Flood Zone 2/3. The site is also approximately 110m east of the Flood Zone 2/3 associated with the River Avon.</p> <p>As such, the development of the site is likely to lead to an exacerbation of flood risk from fluvial sources. In such circumstances consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. If this is not possible, the site should be immediately removed from any further assessments.</p> <p>There is known localised flooding in close proximity to the site and parts of the site area affected by surface water flood risk for 1 in 30/100 events. As well as the impact on flood risk from fluvial sources, the risk of flooding from increased surface runoff should be assessed and mitigated. A Flood Risk Assessment would be required in support of an application.</p> <p>This site is underlain by chalk and may be susceptible to seasonal groundwater levels, with implications for surface water. Monitoring will be required in accordance with the Council's Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a suitable surface/storm water disposal system which may have an impact on the size and area of development.</p> <p>The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and</p>

	landscape.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	<p>Consideration should be given to the inclusion of SuDS within any development scheme to control the risk of surface water flooding from impermeable surfaces. However, ground conditions appear to dictate that the site would not be technically capable of accommodating certain SuDS measures.</p> <p>This site is in a groundwater sensitive area. Surface water systems must be sealed as per sewers. Soakaways/infiltration unlikely to work. Any discharge into the local watercourses must be at a controlled rate. Further evidence of soil permeability and groundwater levels should be obtained prior to any development which should include testing and monitoring for at least</p>

	12 months to determine level of ground water in line with the Wiltshire Groundwater Strategy and CIRIA SuDS Manual (C753) ^[1] .
4. Minimise the risk of flooding to people and property (new and existing development)?	<p>The site is located within Flood Zone 1. However, land north of the A303 (up to 20m distance from the site), is within Flood Zone 2/3. The site is also approximately 110m east of the Flood Zone 2/3 associated with the River Avon.</p> <p>As such, the development of the site is likely to lead to an exacerbation of flood risk from fluvial sources. In such circumstances consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. If this is not possible, the site should be immediately removed from any further assessments.</p> <p>There is known localised flooding in close proximity to the site and parts of the site area affected by surface water flood risk for 1 in 30/100 events. As well as the impact on flood risk from fluvial sources, the risk of flooding from increased surface runoff should be assessed and mitigated. A Flood Risk Assessment would be required in support of an application.</p>
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
<p>Summary of SA objective 5b</p> <p>The site is located within Flood Zone 1. However, land 20m downslope and to the north of the site is within Flood Zone 2/3. The site is also approximately 110m east of the Flood Zone 2/3 associated with the River Avon.</p> <p>There is potential to increase flood risk off site through increased surface water runoff development. Due to ground conditions certain SuDS techniques are unlikely to work. Other techniques may be required which may result in a reduction in the number of dwellings that can be delivered at the site. Any development at this site</p>	

^[1] The SuDS Manual (C753), CIRIA, December 2015.

should be informed by Wiltshire Council’s Groundwater Strategy.

The site would require planning application for development to be supported by a Flood Risk Assessment/drainage strategy in line with the Council’s guidance.

Any development has the potential to reduce vulnerability to climate change by incorporating building design and on site mitigation measures that take into account potentially hotter summers, water shortages and higher precipitation.⁴⁰

Due to its potential to exacerbate flooding and given that mitigation is likely to be problematic because of ground conditions, this site is considered to have a moderate adverse effect in relation to this objective.

SA objective 6. Protect, maintain and enhance the historic environment

Decision Aiding Questions. Will the development site ...

<p>1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?</p>	<p>There are no listed buildings in the vicinity of the site and the Amesbury Conservation Area is to the western side of town.</p> <p>The site is to the east of a scheduled barrow on Ratfyn Road. However, this is separated from the site by more modern development and would be unlikely to be significantly impacted by housing development at this site.</p> <p>Accordingly development would not affect any heritage assets.</p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p>There are known barrows and burials on the site and adjacent to the site. The site is in Amesbury which is an area of high archaeological potential. There would be a need to undertake further archaeological assessments in support of any application and subsequent development of the site. Development at this site is considered to have a significant potential impact on archaeology that could be problematic to mitigate.</p>

⁴⁰ Wiltshire Council Climate Change Adaptation Plan 2012-2016.

<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p>The site does not contain any buildings and does not have potential to promote sensitive re-use of historic buildings.</p>
<p>4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?</p>	<p>In accordance with national policy/local policy, the development of the site for housing has the potential to deliver housing that maintains and enhances the distinctiveness of settlements through high quality design.</p> <p>The site is not in close proximity to the Amesbury conservation area and development at the site is unlikely to affect the setting of the conservation area or nearby heritage assets.</p> <p>In accordance with legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance.</p>
<p>5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?</p>	<p>There are no 'at risk' heritage sites associated with the site.</p>
<p>6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?</p>	<p>In accordance with legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the Stonehenge and Avebury WHS and its setting.</p> <p>The Stonehenge World Heritage Site is located approximately 700m west of the site, and is unlikely to be affected by development of the site.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA objective 6</p> <p>There are known barrows and burials on the site and adjacent to the site. The site has high archaeological potential. An archaeological assessment would be required for any planning application at this site. It is considered that potential impacts on archaeology would be significant and that mitigation could be problematic.</p> <p>Development of the site would not affect any other heritage assets.</p> <p>The site is considered to have a moderate negative effect because of the potential impact on archaeology.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p>	

Decision Aiding Questions. Will the development site ...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The landscape character assessment indicates that the site is part of the Salisbury Plain East (3B) classification and it is considered that opportunities to protect and enhance the landscape are associated with conserving chalk grassland and biodiversity and woodland. The site also has character associated with the Upper Chalk Valley (5D) classification and opportunities for landscape protection and enhancement are associated with replanting hedgerows, woodland, conserving and restoring remnant water meadows and reconnecting and recreating wetland habitat. There is residential development to the west of the site as well as some industrial units. Industrial units and landscaping partially screen views of the site from existing residential properties.</p> <p>The site is prominently located on the approach to Amesbury and provides a transition between urban and rural to the south of the A303. The topography of the site would be an important factor influencing development at the site.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to contribute to a comprehensive network of Green Infrastructure.</p> <p>The development would have the potential to make suitable provision for buffers to recognised green/water course corridors, specifically, roadside tree planting which forms secondary wildlife corridors. This is likely to lead to a reduction in capacity of the site.</p> <p>Hedgerows and mature trees on site should be retained and a green infrastructure used to protect them.</p>
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	<p>Development of this site has the potential to incorporate new public open space within the site and could potentially lead to improved access to urban green spaces and the wider countryside for recreation for new and existing residents.</p>

4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ⁴¹ ?	There are no landscape designations that affect this site.
5. Protect rights of way, open space and common land?	Development of this site would lead to a net loss of green space at the rural fringe. Evidence to date is not clear on whether this land is currently classed as public open space, so it is not possible to determine whether there would be a net loss in accessible green space. If the site is developed it is likely to be expected to provide onsite public open space.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>Summary of SA objective 7</p> <p>The site is rural fringe and in an area of transition between urban and countryside. It is partially screened from residential development to the west of the site. The landform is a sloping site with hedgerows. It has substantial screening at its boundary with the A303 but would be visible from the open countryside sloping to the north.</p> <p>The site is within close proximity to the Salisbury Plain SPA and would require green infrastructure buffer to protect hedgerows and mature trees / woodland.</p> <p>Development would lead to the increased urbanisation of this north eastern side of Amesbury. However, depending on the design of the development and use of appropriate mitigation such as the retention of hedgerows and mature vegetation where possible, the development could contribute positively rather than necessarily</p>	

⁴¹ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

adversely. Development of the site would avoid some of the more highly valued designations such as AONBs.

It is considered that housing development at this site would result in very few/negligible landscape and visual impacts. On balance the site is scored as having a minor adverse effect in relation to this objective and mitigation measures are considered to be achievable.

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

Decision Aiding Questions. Will the development site ...

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. The site is located at Amesbury which is a Market Town as defined by the Wiltshire Core Strategy and has a good level of services and potential for development. The site is at the edge of the town with potential for good access to employment, services and recreation.
5. Ensure an adequate provision of housing to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	On the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area to meet needs. Consequently, there would appear to be justification for allocating 'quick-win' sites to boost the supply of housing in line with evidence of need.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Development of this site would be helping to meet the housing needs of Amesbury town. It is not intended that this site will meet rural housing needs.

Assessment outcome (on balance) + +

Summary of SA objective 8

The site is in a sustainable location and has capacity for up to 101 residential units (though this may be reduced through the mitigation set out in this assessment) which contributes towards Wiltshire’s housing unit targets. A site of this size would be expected to deliver 30% affordable housing units according to the Wiltshire Core Strategy and it would be expected that it could deliver a range of housing types and tenures to meet local need. It is therefore considered that this site has a moderate positive effect in relation to this objective.

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities

Decision Aiding Questions. Will the development site ...

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and it will also provide opportunities for informal surveillance of a business park, thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. Linkages to existing footpaths and cycle ways would need to be maximised.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and	In accordance with national policy/local plan policy, the site would be sustainably located with opportunities to access local

<p>that they are able to cope with the additional demand?</p>	<p>health facilities without breaching their existing capacity.</p> <p>On the basis of current evidence the health facilities in Amesbury are at capacity. There are likely to be capacity issues at both Barcroft and St Melor surgeries as the population increases and this would need to be resolved. This site is within the catchment area of both surgeries and at less than 1km distance the surgeries could be reached by foot, bicycle or bus from the site.</p>
<p>5. Maximise opportunities within the most deprived areas?</p>	<p>In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home and thereby help reduce deprivation.</p> <p>This site is within Wiltshire 048A LSOA which is amongst the 40% least deprived areas of England. However, the site is very close to an area which is amongst the 30% most deprived areas in England.⁴² Development at this site is not likely to have adverse impacts on deprivation in the local area but has the potential to have a positive impact by providing affordable housing where it is needed.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>Development of this site at Durrington will be meeting the housing needs of Amesbury, Bulford and Durrington primarily. The site is adjacent to an existing residential area so it would not generate an isolated development in a rural area.</p>
<p>7. Support the development of community campuses?</p>	<p>In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of a local community campus.</p>
<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated</p>	<p>Some of the primary schools in this area are currently being expanded as numbers are rising fast. A feasibility study would be required to investigate whether the existing local school can be expanded. The site size suggests that potential for this may be limited. The proposed development at King's Gate is likely to generate the need to deliver a new school and if this site were to proceed there is potential to consider making the new school larger. If the school is permitted, it would be able to</p>

⁴² DCLG, 2015. <http://dclgapps.communities.gov.uk/imd/idmap.html>

from the site?	<p>accept pupils no sooner than Sept 2019.</p> <p>In relation to secondary education, Amesbury Stonehenge School currently has some surplus places but the school will require expansion to cater for Military Basing, housing at Kings Gate and a rising demographic. The school could therefore be expanded further if necessary.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA objective 9</p> <p>The site is within a good proximity of services and facilities provided by Amesbury as well as open space, which can potentially be reached by foot, bicycle or bus.</p> <p>In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home and thereby help reduce deprivation.</p> <p>There may be limited potential to expand the current local primary school, however there is potential to consider making a new school larger if the site goes ahead. The secondary provision is currently being expanded and would need to be expanded further if this site goes ahead.</p> <p>There would need to mitigation to address the additional pressure on health facilities and schools, which is considered possible. For that reason the site is considered to have a minor negative effect, despite the potential provision of affordable housing and accessibility to services.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p>	
<p>Decision Aiding Questions. Will the development site ...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p>In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment, both directly by linking the site to existing footpaths and cycleways and indirectly through contributions to improve links to the town from the area of the site. The site is well located to the retail outlets in the London Road Principal Employment Area, and is within reasonable walking distance of the Amesbury sports centre, schools and other facilities. There is also a continuous pedestrian link from London Road (on the site's southern boundary) to Amesbury town centre. There are several pedestrian crossings of London Road between the site and town centre.</p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p>In accordance with local plan/Transport Plan policies, the site would have the potential to provide cycle storage and create links to existing cycling infrastructure, on London Road and potential links at the western end of the site with the footpath / cycleway at the northern end of Ratfyn Rd.</p>
<p>3. Improve the jobs/homes balance, to</p>	<p>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on</p>

reduce out-commuting?	jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments, in accessible locations, that reduce the need to travel and reliance on the private car?	<p>The site is adjacent to employment and retail uses and is within accessible distance from the town centre. There are bus routes that serve the town centre, and the surrounding area, including Bulford, Durrington, Pewsey, Salisbury and Andover. These bus routes can be accessed from bus stops adjacent to the site on London Rd.</p> <p>This site has a good location with regards to sustainable transport options, however in order to maximise this potential the development must be designed to incorporate features such as cycle storage and on-site paths that link to off-site pedestrian, cycle and bus routes.</p>
Assessment outcome (on balance) +	
<p>Summary of SA objective 10</p> <p>The site is well located on the edge of Amesbury. The site is accessible by foot and public transport to a variety of services including employment, schools, GP, foodstore and leisure centre, which could help to reduce the need to travel and out-commuting.</p> <p>The development would not be expected to have a significant negative effect on national trails, national cycle network, public footpaths or the Public Rights of Way network. There is a Public Right of Way close to the site and cycle routes and it would be beneficial to explore how the site may be linked to it.</p> <p>This site has a good location with regards to sustainable transport options, however in order to maximise this potential the development must be designed to incorporate features such as cycle storage and on-site paths that link to off-site pedestrian, cycle and bus routes.</p> <p>On balance this site is scored as having a minor positive effect in relation to this objective.</p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site ...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.

Assessment outcome (on balance) +

Summary of SA objective 11

Development of this site will create construction jobs in the short-term and provide an increased workforce for local businesses in the medium-long term.

The site is well located to the London Road and Solstice Park Principal Employment Areas, and so has good potential for the residents to access local employment opportunities.

On balance the site is scored as having a minor positive effect due to its potential to boost the economy at the town by providing additional population to support the local economy and workforce.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site ...

1. Protect and enhance the vitality and viability of existing employment areas?	<p>In accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas.</p> <p>The local employment areas are considered full and there have been comments that the proposed site would be better suited to employment rather than housing.</p>
2. Provide a focus for development in Salisbury and Trowbridge?	<p>In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.</p>

Assessment outcome (on balance) +

Summary of SA objective 12

Development of the site would not lead to the loss of designated employment land or provide such land. However it would support existing employment areas and would provide jobs directly and indirectly through construction.

On balance, the effect is considered to be minor positive in relation to this objective.

A.3. Chippenham Community Area Remainder

Chippenham Community Area - Stage 3 Site Assessment Tables

Sites considered in this Area of Search

Site 689 - Land directly behind Gardeners Drive, Hullavington
Site 690 - The Street, Hullavington
Site 1112 - Land to rear of Newton, Hullavington
Site 3162 - Rear of Darley House, The Street, Hullavington
Site 3377 - Land at Green Lane, Hullavington
<u>Site 3129 – The Street, Hullavington</u>
<u>Site OM011 - Land at Hullavington airfield, Hullavington</u>
Site 797 - Manor Farm, Kington St Michael
Site 474b - Land adjacent to The Old Forge, The Street, Yatton Keynell
Site 482 - Land East of Farrells Field, Yatton Keynell
Site 643 - Land at Littlemead Farm, Yatton Keynell
<u>Site OM015 - Land east of Yatton Keynell off B4039, Yatton Keynell</u>

Sites being taken forward by Wiltshire Council from this stage to Stage 4

Site 482 - Land East of Farrells Field, Yatton Keynell
Site 689 - Land directly behind Gardeners Drive, Hullavington
Site 690 - The Street, Hullavington
Site 1112 - Land to rear of Newtown, Hullavington
Site 3377 - Land at Green Lane, Hullavington
<u>Site 3129 – The Street, Hullavington</u>

Site 689 - Land directly behind Gardeners Drive, Hullavington

Site context	
Site size: 1.49 ha Site capacity: approximately 36 dwellings	
The site is flat, rough grazing with open countryside on two sides, residential to the north and west. There are some mature trees present on the perimeter. There is an agricultural track, which extends across the southern part of the site, providing a connection between a residential access road (Gardeners Drive) off The Street to the west, with a further field of grassland, which connects with the airfield. In the southwest part of the site, to the immediate east of houses on Gardners Drive, there is a cow shed and area of hardstanding, and there is also a dilapidated timber post and rail fence across part of the field. The western and northern site boundaries are formed by garden fences and vegetation to adjacent two storey modern housing development arranged around modest sized cul-de-sac estates. The site’s western and southern boundaries are defined by tall dense and continuous hedgerows, with grassland fields beyond.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. However, the site is currently in arable use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.

2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. There are no biodiversity designations within or in close proximity to this site (UK BAP Priority Habitat hedgerows present on site). Grasslands appear to be semi or improved agriculturally. The hedgerows along eastern and southern boundary are main features of interest, providing suitable terrestrial habitat for nearby population of great crested newts (Hullavington Barracks). There is potential for great crested newts to be breeding in nearby ponds to the south, southeast and northeast of the site and would need to be surveyed to inform a future planning application. Also the potential for reptiles, nesting birds and badgers. As a result an ecological assessment at site level would be required to support individual planning applications.
3. Result in greater community engagement with biodiversity?	There are no designated or non-designated biodiversity features within or adjacent to this site. The site could lead to greater community engagement with biodiversity through connectivity with PRow network.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows on site. Development of the site for housing would have the potential to make suitable provision for buffers to protect any biodiversity features.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/ species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitat (hedgerows). Need to ensure permeability through this site for wildlife to connect SuDS ponds to the south, southeast and northeast of the site (including great crested newts) and protection of existing hedgerows.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees and at site boundaries in the interest of visual amenity.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury	Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.

Plain and New Forest SPAs?	
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 1</p> <p>The site is greenfield bordered by hedgerows. There are no biodiversity or geological designations within or in immediate proximity to the site and potential adverse effects are considered to be minor with potential for mitigation. There potential for potential for reptiles, nesting birds, badgers and an ecological assessment would be required to inform a future planning application. Permeability through the site for wildlife to connect with nearby ponds, and the retention of the existing hedgerows (UK BAP Habitat Priority) are the key ecological issues. The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement.</p> <p>Overall, effects are considered likely to be minor adverse against this objective.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the large village of Hullavington which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site location is within a reasonable walking/cycling distance to the centre of the village (only minor areas where footways are absent) and a bus stop is present on The Street providing connectivity to the public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Chippenham or Malmesbury for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site’s prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site’s location and relationship with its surrounds.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.

3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield arable land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site is greenfield and is not located on previously developed land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. The agricultural quality of the land is not known, but if found to be best and most versatile its loss would be minor to negligible. Overall effects are considered likely to be minor adverse against this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future	In line with national and local plan policy / practice, the development of the site for housing would be capable of

<p>impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>positively responding to the predicted effects of climate change.</p> <p>There is limited capacity available within local mains for water supply. Storm/surface water flows are currently managed through existing land drainage systems. Connection is possible to off-site connecting sewer with capacity for foul water flows only which may require the installation of a pumped connection.</p> <p>There is no capacity at the Hullavington sewage treatment works (STW) due to work at Grittleton adding to network. Capacity appraisals would be needed in respect of both water supply and sewage infrastructure. There are no planned investment works up to 2020.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand notwithstanding current capacity issues and no planned investment works until after 2020 (see Q1 above). Surface water systems provide no design capacity for new site and flows to land drainage systems.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>It is considered that due to soil/geological conditions, soakaways/infiltration systems will not work and that positive outfall only may require crossing of third party land. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces, again these could be problematic to provide. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency to support any subsequent planning application process.</p>
<p>6. Encourage sustainable and efficient management of water resources,</p>	<p>Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.</p>

<p>including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 3 The site is within Groundwater Source Protection Zone 2 therefore there may be a significant effect which would need mitigation; further advice would need to be sought from the Environment Agency. There is no evidence to suggest that development of the site for housing could not be supported by suitable and timely investment into water supply infrastructure as well as sewage infrastructure to cope with demand given current capacity issues which need to be appraised further by Wessex Water. There is potential to introduce pollution prevention measures, including sustainable drainage measures (SuDS), though this could be difficult due to ground conditions. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Consideration should be given to the inclusion of SuDS to control the risk of surface water flooding from impermeable surfaces. Such matters can be addressed appropriately at the detailed design stage in consultation with the Environment agency and water utility companies. It is noted that mitigating surface water could be problematic due to ground conditions.</p> <p>Overall it is considered that moderate effects are likely against this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Hullavington does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies as well as the council's Air Quality Strategy.</p> <p>Such measures may, where appropriate and feasible, include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>

<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>4. Seek to reduce development in or near to AQMAS⁴³?</p>	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.</p>
<p>5. Ensure that air quality impacts on local biodiversity sites are avoided?</p>	<p>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p>
<p>6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.</p>

⁴³ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p>The site is situated to the south of the village of Hullavington and is well located in relation to the services offered at the village level which can be accessed on foot or cycle. Notwithstanding this as well as the availability of bus services from the village development is likely to increase local commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy.</p> <p>The site does not fall within a designated AQMA and it is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour and light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy.</p> <p>Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 4 which would otherwise preclude the allocation of this site. Effects are considered likely to be minor adverse against this objective.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design

buildings and new development?	measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
Summary of SA Objective 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Effects are considered likely to be minor adverse against this objective.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. No specific vulnerabilities are known with regards this particular site. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>

3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The site may have the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form. Soakaways/infiltration systems are unlikely to work due to ground conditions and may require crossing of third party land. The Environment Agency through the council's drainage team have commented that flooding from when the ordinary watercourse cannot discharge when water levels on the Avon are high - also flood from the Bourne Brook. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. (Also see comments in response to 5.1 & 5.3 above).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 5b</p> <p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. Planning applications for comprehensive development would need to be supported by a Flood Risk Assessment. The site may have the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form however soakaways/infiltration systems are unlikely to work due to ground conditions and may require crossing of third party land. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>Overall effects are considered likely to be minor adverse against this objective.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is separated from listed buildings some 50m and 90m distance by vegetation and existing development. Accordingly development would be unlikely to have an effect on the setting of these asset and their significance. The south east corner of the site is situated adjacent to the designated Hullavington Airbase Conservation Area. Development should be sympathetically designed in order to reduce the impact on the setting of the conservation area, informed through a Heritage Impact Assessment which should also be submitted to support development at this site. There are no scheduled Monuments within close proximity to the site.

2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as low/medium and further archaeological assessments would need to be undertaken to support any subsequent development of the site. An assessment of the potential historic landscape has been carried out and the sensitivity of this site has been assessed as low. The site is described as post medieval fields. This is described as common/frequent landscape character.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The south east corner of the site is situated adjacent to the designated Hullavington Airbase Conservation Area. There are no published management objectives specific to this asset. Development should be sympathetically designed in order to reduce the impact on the setting of the conservation area and supported by a Heritage Impact Assessment.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	No heritage asset at risk present on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 6</p> <p>Development on this site is unlikely to give rise to significant negative impacts on the historic environment of Hullavington. The Hullavington Airfield Conservation Area boundary extends west and coincides with the southeast corner of the site. It is advised that development should be sympathetically designed in order to reduce the impact on the setting of the conservation area, having been informed by a Heritage Impact Assessment. The archaeological potential of the site has been evaluated as low/medium and there would be a need to undertake further archaeological assessments to support any subsequent development of the site.</p> <p>Overall effects are considered likely to be minor adverse against this objective.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	

Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The Landscape Character of this site falls within the limestone lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Hullavington, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees shields the development contained within. It is recommended that there a requirement for Green Infrastructure buffer to the mature hedgerows and tress. There are sensitive visual receptors (residential) and low intervisibility on the rural fringe of the village. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation to mitigate / enhanced visual impact as edge of village onto open countryside which could include sensitive planting, use of materials to reflect local built vernacular and buffers to screen view point from site.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.
4. Conserve and enhance areas with landscape designations and take account of their management	The site lies outside of the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.

objectives, in particular for the three local AONBs ⁴⁴ ?	
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. PRow (HUL9) passes the site in the southern tip of the site which may affect the amenity value of the path. Assuming these rights of ways remain open during construction and operation, no adverse effects are likely. It is likely that development in this location would therefore have an impact on views from various public rights of way. Given the size of the site additional connectivity to existing networks could be achieved.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site would not result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 7</p> <p>The site adjoins the built edge of southern edge of Hullavington and is in agricultural use. There are views into the site from a number of locations from residential properties to the north and west, and open countryside to the east and south. The adjoining land to the west has been relatively recently built as residential dwellings. The level of effect would depend on the design of developments and employment of appropriate mitigation such as the retention of hedgerows and mature vegetation where possible. Development in this location would have a minor adverse impact on the visual amenity of this part of the village. The site is of a size which could deliver areas of public open space or green infrastructure within the site.</p> <p>Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 7 which would otherwise preclude the allocation of this site. Effects are considered likely to be minor adverse against this objective.</p> <p>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes,</p>	

⁴⁴ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

types and tenures Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	The Neighbourhood Plan is at its infancy stage but is minded to allocate sites for the delivery of local housing targets. However at this time the plan is not considered sufficiently advanced.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) + + +	
Summary of SA Objective 8 The whole SHLAA site provides capacity for approximately 36 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire's housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would have a major positive effect in meeting SA Objective 8.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities Decision Aiding Questions. Will the development site...	

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities through high quality design and access for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is no doctor’s surgery located within Hullavington however the site falls within the catchments of Jubilee Field Surgery, (approximately 5.8 miles) Hathway Surgery in Chippenham (approximately 6.5 miles), Tolsey Practice Area in Sherston (approximately 8.5 miles) and Malmesbury Primary Area Centre (approximately 5.5 miles). The latter being the nearest has capacity to cater for additional patient demand.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Hullavington area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire’s most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015:

	Wiltshire Report. This site is within Wiltshire 005D LSOA, which is amongst the 30% least deprived neighbourhoods in the country ⁴⁵ . Development of this site is likely to contribute to improving poverty and deprivation in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is served by the 37 and 92 bus service, although services are not regular. Accordingly, there is the potential to reduce rural isolation.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Hullavington Primary School is full but the building could be expanded on the existing site. Malmesbury Secondary School is also full but capable of expansion. Mitigation would be required to cater for additional pupil demand.
Assessment outcome (on balance) -	
Summary of SA Objective 9	
The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. Both primary and secondary are schools are full but capable of expansion for which mitigation would be required. The surgery at Malmesbury can meet additional patient demand. Overall, effects are considered likely to be minor adverse against this objective.	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	

⁴⁵ English indices of deprivation (DCLG, 2015)

Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking routes to local services / facilities/employment, given its size. Footways are present along Gardners Drive and for much of The Street, however, it would need to be crossed further northwards. There are opportunities to increase cycling the village as well as connect to nearby PRoW HULL9.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	The site is well located in terms of access to the primary school, post office/food shop, public house, village hall and church. The village is served by 2 bus services which run to Chippenham and Malmesbury (nos 37 and 92) with stops along The Street within walking distance of the site. There is no peak morning service to Malmesbury but there are regular services throughout the remainder of the day to both locations until early evening. Chippenham railway station is beyond walking/cycling distance. Given the limited services within Hullavington it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities.
Assessment outcome (on balance) -	
Summary of SA Objective 10	
<p>The site is located in the south of the large village of Hullavington. The site is within safe walking distance of the services and facilities within the settlement. The types of facilities found in higher order settlements such as Chippenham and Malmesbury mean that overall residents are still likely to rely upon use of the private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village.</p> <p>Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 10 which would otherwise preclude the allocation of this site. Effects are considered likely to be minor adverse against this objective.</p>	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) + +	
<p>Summary of SA Objective 11 Development will also increase the local population resulting in a contribution to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Hullavington village. Overall it is considered that it is likely that there would be no adverse effect and whilst there no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely to have a moderate positive effect against the aim of SA Objective 11.</p>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
Assessment outcome (on balance) +	
<p>Summary of SA Objective 12 The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is</p>	

considered that allocation of this site would positively meet the aim of SA Objective 12.

Site 690 - The Street, Hullavington

Site context

Site size: 3.81 ha Site capacity: approximately 86 dwellings

The site is rough grazing, with a slope towards the north that steepens in the far north. The site has a field boundary dividing the site towards the north with hedgerow. The field slopes down to a watercourse (a tributary of Gauze Brook) which runs along its northwest boundary. Trees form the boundary along the western boundary with the primary school. There is the school field to the south west of the site and a row of terrace housing to the northwest of the site, otherwise backs on to open countryside. The site's western boundary is adjacent to 19th century properties to the northwest of 'Newtown' road. PRow connects with the wider PRow network extending to the north, south and west. Access comes from the main road through village or from a narrow road alongside the western boundary. Drainage ditch along field boundary in the north.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. There is a slope towards the north that steepens in the far north with a field boundary dividing the site sloping down to a watercourse (a tributary of Gauze Brook). Mature trees and hedgerow form the boundaries. However, the site is currently in arable use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. There are no environmental designations within or in immediate proximity to the site. However, the protection and enhancement of protected and notable species recorded in this area will need consideration through appropriate mitigation measures. The site is adjacent to the primary school at edge of village settlement, which contains hedgerows, trees and there are records of barberry carpet moths hereabouts. The western boundary of site is formed by a ditch/watercourse that connects to railway line in the north and eventually the Gauze Brook. Hedgerows (UK BAP Priority Habitat) should be retained where possible. Barberry should be planted to enhance the site for the barberry carpet moth protected species. The ditch may be suitable for great crested newts and linked to pond to the south. Accordingly, an ecological assessment would be required to support any planning applications.</p>

3. Result in greater community engagement with biodiversity?	Given the location of the site next to the local primary school and its connectivity with the local PRoW is could be possible that development of this site could lead to greater community engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There is a watercourse that runs cross the northern boundary. A sufficient buffer should be provided for this corridor and the provision of Public Open Space associated with this may give opportunities for biodiversity enhancement. The site is large enough for the potential to make suitable provision to protect any biodiversity features.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species - hedgerows. Need to ensure permeability through this site for wildlife to connect SuDS ponds to the north of the site (including great crested newts).
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site at the site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) -	
Summary of SA Objective 1	
The site is made up of arable fields bordered by mature trees and hedgerows (UK BAP Priority Habitat). The site contains hedgerows, trees and the protected species	

barberry carpet moth of which there are records hereabouts. There is a slope towards the north to a watercourse (a tributary of Gauze Brook) which may be suitable for great crested newts. Barberrry should be planted to enhance the site for the barberry carpet moth. An ecological assessment will be required to support any planning application.

Overall effects are considered likely to be minor adverse against this objective.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is situated on the northern edge of the large village of Hullavington which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site location is within a reasonable walking/cycling distance to the centre (only minor areas where footways are absent) of the village and bus stops for are situated along The Street providing services to Malmesbury and Chippenham. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Chippenham or Malmesbury for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and the need to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. Further, there would also need to be a degree of landscape mitigation and sensitive design due to the site's location.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>On the basis of available evidence, it is considered unlikely that the land would be contaminated and remediation measures required in order to facilitate housing development on the site.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
<p>5. Protect and enhance soil quality?</p>	<p>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.</p>
<p>6. Protect the best and most versatile agricultural land?</p>	<p>There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.</p>

<p>7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?</p>	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 2</p> <p>The site is greenfield and is not located on previously developed land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. The agricultural quality of the land is not known, but if found to be best and most versatile its loss would be minor to negligible.</p> <p>Overall effects are considered likely to be minor adverse against this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change.</p> <p>There are existing mains located within site boundaries and therefore statutory easements will apply and subject to diversion if affected by development layout. There is limited supply capacity in local distribution mains and a capacity appraisal necessary to determine the scope of network reinforcement. In relation to the sewerage network, there is no capacity at the Hullavington sewage treatment works (STW) due to work at Grittleton adding to network. A capacity appraisal would also be required in respect of this. There are no planned investment works up 2020. However there is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity.</p> <p>An off-site foul water connecting sewer to agreed point of connection to public sewer system exists. There are no public surface water systems at this location and storm/surface water flows are managed in land drainage systems.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. (See above Q1). There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand notwithstanding current capacity issues and no planned investment works until after 2020 (see Q1 above).</p>

	Surface water systems provide no design capacity for new site and flows to land drainage systems.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Parts of site are affected by groundwater and surface water flows, particularly along the railway and long watercourse on northwest boundary. Ground conditions could render soakaways/infiltration systems problematic to provide. Surface water and foul drainage disposal may be an issue that would need to be addressed through any subsequent planning application process. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency in order to support any subsequent planning application.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 3</p> <p>The site is within Groundwater Source Protection Zone 2 therefore any subsequent detailed development proposals would need to provide mitigation. Further advice would need to be sought from the Environment Agency. There is no evidence to suggest that development of the site for housing could not be supported by suitable and timely investment of additional water supply and sewerage infrastructure to cope with demand, nonetheless both will require capacity appraisals to ensure adequate infrastructure can be provided. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including sustainable drainage measures (SuDS) to control the risk of surface water flooding. However, mitigation could be problematic due to ground conditions. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Overall it is considered that there are likely moderate effects against</p>	

this objective.	
SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	
Decision Aiding Questions. Will the development site...	
1. Maintain and improve local air quality?	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Hullavington does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies as well as the council's Air Quality Strategy.</p> <p>Such measures may, where appropriate and feasible, include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise and light).</p> <p>The sewage treatment works are approximately 220m north of the site and therefore an odour assessment will be necessary</p>

	to ensure that properties are not vulnerable to odour nuisance.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ⁴⁶ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
Summary of SA Objective 4	

⁴⁶ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

The site is situated to the north of the village of Hullavington and is well located in relation to the services offered at the village level which can be accessed on foot or cycle. Notwithstanding this as well as the availability of bus services from the village development is likely to increase local commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy.

The site does not fall within a designated AQMA and is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise and light). However, an odour assessment will be required due to the proximity of the sewage treatment works to the north of the site. The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy. The sewage treatment works are approximately 220m north of the site and therefore an odour assessment will be necessary to ensure that properties are not vulnerable to odour nuisance.

Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 4 which would otherwise preclude the allocation of this site. Effects are considered likely to be minor adverse against this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for

practices?	the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 5a</p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However the field slopes down to a watercourse (a tributary of Gauze Brook) which runs along its northwest boundary. Parts of site are affected by groundwater and surface water flows, particularly along the railway and long watercourse on northwest boundary. Surface water and foul drainage disposal may be an issue that would need to be addressed through any subsequent planning application process. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water	The site has the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form.

attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	Consideration should therefore be given to the inclusion of Sustainable Drainage Systems within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Surface water and foul drainage disposal may be problematic to mitigate due to ground conditions. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. (Also see comments in response to 5.1 and 5.3 above).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 5b</p> <p>The site is located within Flood Zone 1. Parts of site are affected by groundwater and surface water flows, particularly along the railway and long watercourse on northwest boundary. Surface water and foul drainage disposal may be an issue that would need to be addressed through any subsequent planning application process. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. As such, the development of this part of the site is likely to lead to an exacerbation of flood risk from fluvial sources. Development of the site may not be suited near the north west boundary of the site. No details of drainage exist as yet but there is potential to introduce pollution prevention measures. Any planning application for development of the site should be supported by a Flood Risk Assessment.</p> <p>Overall effects are considered likely to be moderate adverse against this objective overall since mitigation could be problematic.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is not located in close proximity to any Listed Building. The site is approximately 275m from the Hullavington Airbase Conservation Area and it would be unlikely that development at this site will have a significant effect on the Conservation Area. There are no Scheduled Monuments in close proximity of the site. There is a historic footpath running diagonally across the site and the layout of any development could incorporate the retention of the historic footpath. The site layout and positions of any dwellings, together with landscaping should try to retain the rural character currently seen along the roadside.
2. Ensure appropriate archaeological assessment prior to development?	Assessments of the archaeological potential and potential historic landscape have been undertaken and the sensitivity of this site is medium. On the basis of available evidence, there may be a need to undertake further archaeological assessments to support any subsequent development of the site. The site is described as modern fields which consolidated earlier post

	medieval fields and medieval fields. This is described as once medieval open field which are uncommon across the county.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	Through the application of national policy/local policy, the development of the site for housing would deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. Through the application of legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. There is a conservation area south east of the site, east of the main village itself. At a distance of some 275m it is not considered that development would affect the significance or setting of the conservation area, for which there are no management objectives.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	No heritage asset at risk present on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.
Assessment outcome (on balance) -	
Summary of SA Objective 6	
The impact of the site on the historic environment is likely to be minimal and capable of mitigation through appropriate design and siting in the event an Historic Impact Assessment reveals it's necessary to do so. Archaeological sensitivity of the site is medium therefore an archaeological assessment would be required. Overall likely effects are considered to be minor adverse against this objective.	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The Landscape Character of this site falls within the limestone lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would

	<p>have an effect on Hullavington, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees to shield the development contained within. Hedgerows are present on site, with medium intervisibility and sensitive visual receptors (residential). Requirement for Green Infrastructure buffer to mature hedgerows and trees. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation to mitigate / enhanced visual impact as edge of village onto open countryside which could include sensitive planting, use of materials to reflect local built vernacular and buffers to screen view point from site.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs⁴⁷?</p>	<p>The site lies outside of the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.</p>
<p>5. Protect rights of way, open space and common land?</p>	<p>In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. PRow(HUL29) pass through the site in the north part of the site from east to west and south western part of the site which may require diversion, which may add to travel times and affect the amenity value of the path. PRow (HULL1) passes to the north of the site alongside the north western boundary. Assuming these rights of ways remain open during construction and</p>

⁴⁷ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

	operation, no adverse effects are likely. It is likely that development in this location would therefore have an impact on views from various public rights of way, although these footpaths could be retained as part of the development. The site is of a size where additional connectivity through the site to existing networks could be achieved.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site would not result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
Summary of SA Objective 7	
<p>The site adjoins the built edge of northern edge of Hullavington and is agricultural land with boundary planting. Housing development at this site would result in a minor adverse impact on the visual amenity of this part of the village. The level of effect would depend on the design of the development and employment of appropriate mitigation measures such as hedgerow and mature vegetation where possible. There are no landscape designations in this area. Development of this site is not considered likely to have significant adverse effects on existing areas of green infrastructure, publicly accessible open space or other recreational facilities. Assuming that the rights of ways remain open during construction and operation, no adverse effects are likely. The site is of a size which could deliver areas of public open space or green infrastructure within the site.</p> <p>Overall likely effects are considered to be minor adverse against this objective.</p>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements..
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for

housing in settlements to accommodate employment expansion?	accessing employment.
6. Consider the emerging Neighbourhood Plans?	The Neighbourhood Plan is at its infancy stage but is minded to allocate sites for the delivery of local housing targets. However at this time the plan is not considered sufficiently advanced.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) + + +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for approximately 86 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire's housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would have a major positive benefit in terms of meeting the aim of SA Objective 8.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities through high quality design and access for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children's play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the	There is no doctor's surgery located within Hullavington however the site falls within the catchments of Jubilee Field Surgery, (approximately 5.8 miles) Hathway Surgery in Chippenham (approximately 6.5 miles), Tolsey Practice Area in Sherston (approximately 8.5 miles) and Malmesbury Primary Area Centre (approximately 5.5 miles). The latter being the nearest has

additional demand?	capacity to cater for additional patient demand.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Hullavington area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 005D LSOA, which is amongst the 30% least deprived neighbourhoods in the country ⁴⁸ . Development of this site is likely to contribute to improving poverty and deprivation in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is served by the 37 and 92 bus services to Malmesbury and Chippenham. Accordingly, there is the potential to reduce rural isolation.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Hullavington Primary School is full but the building could be expanded on the existing site. Malmesbury Secondary School is also full but capable of expansion. Mitigation would be required to cater for additional pupil demand.
Assessment outcome (on balance) -	
Summary of SA Objective 9	
The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The sites are within reasonable proximity to	

⁴⁸ English indices of deprivation (DCLG, 2015)

the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. Both primary and secondary schools are full but capable of expansion for which mitigation would be required. The surgery at Malmesbury can meet additional patient demand. Overall, effects are considered likely to be minor adverse against this objective.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking routes to local services / facilities/employment, There is a footway along the Street that ends at the southern tip of the site and there seems no logical reason why this footway cannot be extended. Further walking and cycling routes would be possible, and could be extended, through the PRoW's that cross and that are adjoining the site.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling. Further cycling routes would be possible, and could be extended, through the PRoW's that cross and that are adjoining the site.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	The site is particularly well located in terms of access to the primary school, being only a very short walking distance. The post office/food shop, public house, village hall and church are further southwards but still within walking distance. The village is served by 2 bus services which run to Chippenham and Malmesbury (nos 37 and 92) with stops along The Street within walking distance of the site. There is no peak morning service to Malmesbury but there are regular services throughout the remainder of the day to both locations until early evening. Chippenham railway station is beyond walking/cycling distance. Given the limited services within Hullavington it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is located in the north of the large village of Hullavington. There is a footway along The Street that ends at the adjacent primary school site but this could be extended across the site frontage. Further walking and cycling routes would be possible, and could be extended, through the PRoW's that cross and that are adjoining the site. The site is closely related to the village and is within walking distance of the services and facilities within the settlement. The types of facilities found in higher order settlements such as Chippenham mean that overall residents are still likely to rely upon use of the private car. Public footpath (HULL29) passes through the site

<p>twice to the north and south and would require diversion, which may add to travel times and affect the amenity value of the path. There could be the possibility of the extend of this footpath to the wider network.</p> <p>Overall likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth Decision Aiding Questions. Will the development site...</p>	
<p>1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?</p>	<p>Not relevant to this location.</p>
<p>2. Support the rural economy?</p>	<p>The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.</p>
<p>Assessment outcome (on balance) + +</p>	
<p>Summary of SA Objective 11 Development will also increase the local population, could contribute to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Hullavington village. Overall it is considered that it is likely that there would be no adverse effect and whilst there no known specific regeneration benefits of the site for housing development, the allocation of this site would have a moderate positive effect against the aim of SA Objective 11.</p>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce Decision Aiding Questions. Will the development site...</p>	
<p>1. Protect and enhance the vitality and viability of existing employment areas?</p>	<p>The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.</p>
<p>2. Provide a focus for development in Salisbury and Trowbridge?</p>	<p>The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.</p>

Assessment outcome (on balance) +

Summary of SA Objective 12

The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would positively meet the aim of SA Objective 12.

Site 1112 - Land to rear of Newtown, Hullavington

Site context

Site size: 1.01ha Site capacity: approximately 24 dwellings

The site is arable, with a slope towards the north that steepens in the far north. The field slopes down to a watercourse (a tributary of Gauze Brook) which runs along its northwest boundary. It appears that the housing along the eastern / south boundary have no back / front gardens with access directly to the site. PRow runs along the southern boundary of the site. The main access is off Newtown which comes through residential off the main road through village in the south of the site which passes the listed Old Baptist church or from a single track, off Newtown to the north east of the site where several PRow's converge.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. However, the site is currently in arable use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. There are no environmental designations within or in immediate proximity to the site. However, the protection and enhancement of protected and notable species recorded in this area will need consideration through appropriate mitigation measures. Hedgerows (UK BAP Priority Habitat) should be retained, where possible, protected and enhanced in the public realm to ensure longevity and appropriate management. There is potential for Barberry carpet moth in hedgerows and Barberry should be incorporated within planting scheme. Accordingly, an ecological assessment at site level to support planning applications will be required.

3. Result in greater community engagement with biodiversity?	Given the location of the site in close proximity to the local primary school and its connectivity with the local PRoW network it could be possible that development of this site could lead to greater community engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There is a watercourse (a tributary of Gauze Brook) that runs to the north of the site. A sufficient buffer should be provided for this corridor and the provision of Public Open Space associated with this may give opportunities for biodiversity enhancement. The site is large enough for the potential to make suitable provision to protect any biodiversity features.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species - hedgerows.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) -	
Summary of SA Objective 1	
The site is on flat arable field bordered by hedgerows, which generally has limited ecological value due to the nature of the land use. The features at the boundaries such as hedgerows and trees may support protected species with potential for Barberry carpet moth in hedgerows and therefore barberry should be incorporated within planting scheme. An ecological assessment would be required to support individual planning applications. Minor adverse effects likely with potential for	

<p>mitigation in the retention and enhancement of hedgerows - potential for additional hedgerow planting and other habitat creation. Overall likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings Decision Aiding Questions. Will the development site...</p>	
<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is situated on the north western edge of the large village of Hullavington which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site location is within a reasonable walking/cycling distance to the centre (only minor areas where footways are absent) of the village and bus stops for are situated along The Street providing services to Malmesbury and Chippenham. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Chippenham or Malmesbury for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and the need to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. Further, there would also need to be a degree of landscape mitigation and sensitive design due to the site's location and nearby listed building.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>On the basis of available evidence, it is considered unlikely that the land would be contaminated and remediation measures required in order to facilitate housing development on the site.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
<p>5. Protect and enhance soil quality?</p>	<p>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.</p>
<p>6. Protect the best and most versatile agricultural land?</p>	<p>There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.</p>

<p>7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?</p>	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 2</p> <p>The site is greenfield and is not located on previously developed land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. The agricultural quality of the land is not known, but if found to be best and most versatile its loss would be minor to negligible. Overall likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change.</p> <p>There are existing mains located within site boundaries and therefore statutory easements will apply and subject to diversion if affected by development layout. There is limited supply capacity in local distribution mains and a capacity appraisal necessary to determine the scope of network reinforcement.. In relation to the sewerage network, there is no capacity at the Hullavington sewage treatment works (STW) due to work at Grittleton adding to network. A capacity appraisal would also be required in respect of this. There are no planned investment works up 2020. However there is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity.</p> <p>An off-site foul water connecting sewer to agreed point of connection to public sewer system exists. There are no public surface water systems at this location and storm/surface water flows are managed through land drainage systems.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. (See above Q1). There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand notwithstanding current capacity issues and no planned investment works until after 2020 (see Q1 above).</p>

	Surface water systems provide no design capacity for new site and flows to land drainage systems.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Surface water systems must be sealed as per sewers. Conventional soakaways/infiltration systems may not be effective due to underlying geology/soil conditions. Surface water disposal may be an issue as next to a watercourse therefore potential flood risk that would need to be addressed through any planning application process. If storm water discharge would be proposed to the watercourse then a Local Discharge Consent would be required, with restricted flow rates and storage which will reduce the developable area. Consideration should be given to the inclusion of Sustainable Drainage Systems within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. (Also see response to Q1). Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency to support any subsequent planning application.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
Summary of SA Objective 3	
The site is within Groundwater Source Protection Zone 2 therefore any subsequent detailed development proposals would need to provide mitigation. Further advice would need to be sought from the Environment Agency. There is no evidence to suggest that development of the site for housing could not be supported by suitable and timely investment of additional water supply and sewerage infrastructure to cope with demand, nonetheless both will require capacity appraisals to ensure adequate infrastructure can be provided. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including sustainable	

<p>drainage measures (SuDS) to control the risk of surface water flooding. However, mitigation could be problematic due to ground conditions. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Overall it is considered that there are likely moderate effects against this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Hullavington does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies as well as the council's Air Quality Strategy.</p> <p>Such measures may, where appropriate and feasible, include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise,</p>

	odour and light).
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ⁴⁹ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
Summary of SA Objective 4	

⁴⁹ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

The site is situated to the north west of the village of Hullavington and is well located in relation to the services offered at the village level which can be accessed on foot or cycle. Notwithstanding this as well as the availability of bus services from the village development is likely to increase local commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy.

The site does not fall within a designated AQMA. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour and light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy.

Overall likely effects are considered to be minor adverse against this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

Summary of SA Objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Likely effects are considered to be minor adverse against this objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Surface water disposal will be problematic given the adjacent watercourse which could cause a potential flood risk. If storm water discharge is proposed to the watercourse then Local Discharge Consent would be required with restricted flow rates and storage which will reduce the developable area. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. Soakaways/infiltration systems may also be problematic and a piped outfall could be required. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>The site has the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form. Surface water systems must be sealed as per sewers. Soakaways/infiltration may not work effectively and a piped outfall may be required. Surface water disposal will likely be an issue as next to a watercourse therefore potential flood risk. If storm water discharge is proposed to the off-site watercourse then a Local Discharge Consent would be required with restricted flow rates and storage. This may have the effect of reducing the developable area. Consideration should be given to the inclusion</p>

	of Sustainable Drainage Systems within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses, particularly if a suitable surface water management scheme can be devised. (Also see comments in response to 5.1 & 5.3 above).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
Summary of SA Objective 5b	
<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river. However, surface water disposal could be an issue given the adjacent watercourse which could result in a potential flood risk. There is also the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. No details of drainage exist as yet but there is potential to introduce pollution prevention/attenuation measures. Planning applications for the development of the site will require a Flood Risk Assessment. Guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>Overall likely effects are considered to be moderate adverse against this objective given mitigation could be problematic.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is located approximately within 28m from Grade II Listed Building – Baptist Chapel which dates back to c.1821. Development of the site may have an effect on the setting of this asset and its significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are likely but in the event they arise, they would seem capable of mitigation.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as low/medium and is there is a need to undertake further archaeological assessments to support subsequent development of the site. An assessment of the potential historic landscape has been carried out and the sensitivity of this site has been assessed as medium. The site is described as modern fields which consolidated earlier post medieval fields and medieval fields. This is described as possibly once

	medieval open fields which are uncommon survivors.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	Through the application of national policy/local policy, the development of the site for housing would deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. Through the application of legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. There is no conservation area within the village and the site is approximately 450m from the Hullavington Airbase Conservation Area to the east of the village.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	No heritage asset at risk present on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.
Assessment outcome (on balance) - -	
Summary of SA Objective 6	
The site is located approximately within 28m from Grade II Listed Building – Baptist Chapel which dates back to c.1821. Development of the site may have an effect on the setting of this asset and its significance. A Heritage Impact Assessment would be required. The archaeological potential of the site has been evaluated as low/medium and is there is a need to undertake further archaeological assessment to support subsequent development of the site. Overall it is considered that there would be a moderate adverse effect on SA Objective 6.	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The Landscape Character of this site falls within the limestone lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would

	<p>have an effect on Hullavington, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees shields the development contained within. There are sensitive visual receptors (PRoW and residential) and low intervisibility. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation to mitigate / enhanced visual impact as edge of village onto open countryside which could include sensitive planting, use of materials to reflect local built vernacular and buffers to screen view point from site.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs⁵⁰?</p>	<p>The site lies outside of the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.</p>
<p>5. Protect rights of way, open space and common land?</p>	<p>In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. PRoW (HULL1) passes through the site and along the south / western boundary, which may require diversion and may add to travel times and affect the amenity value of the path. Assuming these rights of ways remain open during construction and operation, no adverse effects are likely. It is likely that development in this location would therefore have an impact on views from</p>

⁵⁰ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

	various public rights of way, although these footpaths could be retained as part of the development.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site would not result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
Summary of SA Objective 7	
<p>The site adjoins the built edge of northern edge of Hullavington and is agricultural land with hedgerow boundary planting. There are no landscape designations in this area. Development of this site is not considered likely to have significant adverse effects on existing areas of green infrastructure, publicly accessible open space or other recreational facilities. Assuming that the rights of ways remain open during construction and operation, no adverse effects are likely. The site is of a size which could deliver areas of public open space or green infrastructure within the site.</p> <p>Overall likely effects are considered to be minor adverse against this objective.</p>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging	The Neighbourhood Plan is at its infancy stage but is minded to allocate sites for the delivery of local housing targets.

Neighbourhood Plans?	However at this time the plan is not considered sufficiently advanced.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) + +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for approximately 24 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire's housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would have a moderate positive effect on the aim of SA Objective 8.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities through high quality design and access for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children's play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is no doctor's surgery located within Hullavington however the site falls within the catchments of Jubilee Field Surgery, (approximately 5.8 miles) Hathway Surgery in Chippenham (approximately 6.5 miles), Tolsey Practice Area in Sherston (approximately 8.5 miles) and Malmesbury Primary Area Centre (approximately 5.5 miles). The latter being the nearest has capacity to cater for additional patient demand.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some

	social and economic benefits for the Hullavington area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 005D LSOA, which is amongst the 30% least deprived neighbourhoods in the country ⁵¹ . Development of this site is likely to contribute to improving poverty and deprivation in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is served by the 92 bus service. Accordingly, there is the potential to reduce rural isolation.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Hullavington Primary School is full but the building could be expanded on the existing site. Malmesbury Secondary School is also full but capable of expansion. Mitigation would be required to cater for additional pupil demand.
Assessment outcome (on balance) -	
Summary of SA Objective 9	
The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. Both primary and secondary are schools are full but capable of expansion for which mitigation would be	

⁵¹ English indices of deprivation (DCLG, 2015)

required. The surgery at Malmesbury can meet additional patient demand. Overall, effects are considered likely to be minor adverse against this objective.	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking routes. The site is well served by footways which provide safe walking routes to the village centre as well as the nearby primary school.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling. There is no evidence to suggest that this site could not incorporate such infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	The site is well located in terms of access to the primary school, post office/food shop, public house, village hall and church, all within safe walking and cycling distance. There is a bus stop on Mere Avenue some 200m from the site which is served by 37 and 92 services. The 37 has one AM service per week calling at Malmesbury, Marshfield and Bath. The 92 service serves Chippenham and Malmesbury - no AM bus service but an interpeak and PM peak services. Chippenham railway station is beyond walking/cycling distance. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities.
Assessment outcome (on balance) -	
Summary of SA Objective 10	
The site is located in the north of the large village of Hullavington. There are footways present in Latimer Gardens. The site is well related to the village centre and the primary school, which can safely be accessed on foot or cycle. The types of facilities found in higher order settlements such as Chippenham mean that overall residents are still likely to rely upon use of the private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village. PRow (HULL1) passes through the site and along the south / western boundary, which may require diversion and may add to travel times and affect the amenity value of the path which may add to travel times and affect the amenity value of the path. Overall likely effects are considered to be minor adverse against this objective.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth Decision Aiding Questions. Will the development site...	

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
Summary of SA Objective 11	
Development of the site would increase the local population, could contribute to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Hullavington village. Overall it is considered that it is likely that there would be no adverse effect and whilst there no known specific regeneration benefits of the site for housing development, the allocation of this site would have a minor positive effect against the aim of SA Objective 11.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
Assessment outcome (on balance) +	
Summary of SA Objective 12	
The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is	

considered that allocation of this site would positively meet the aim of SA Objective 12.

Site 3162 - Rear of Darley House, The Street, Hullavington

Site context

Site size: 2 ha Site capacity: approximately 45 dwellings

The site consists of gardens with some residential outbuildings / stables and rough grazing, which appears to be made up of several residential gardens and small fields. Mature trees on the boundaries of fields and along whole of northern boundary running alongside PRow, which also crosses the site from east to west. Some stone walling divides the areas within the site with mature trees scattered within site along dividing field boundaries. Some residential buildings form the southern boundary (The Parklands). Unsure of access from the main road of village. There is a church adjacent to site in the north east, possible listed building.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?

The site is made up of several different plots comprising of garden, grazing and fallow land with stone walling, mature trees and hedgerows forming the current boundaries. Development of this greenfield site may have some adverse effects regarding fragmentation of existing habitats. However, the site is large enough for the potential to make appropriate provision for Green Infrastructure to reduce some of the risk of habitat fragmentation and allow appropriate restoration.

2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?

The development of the site for housing would lead to a medium adverse impact on designated and non-designated biodiversity interests within the local area. There is a ditch/watercourse runs alongside western boundary hedgerow and links to the Gauze Brook in the north. There is a large pond to the north of site where has potential for great crested newts. Although there are no records from this side of the village there is a cluster of ponds in the wider countryside to the west of Hullavington. There is a record of a Natterer's bat roost in the church to the north of the site; these bats are likely to be using the hedgerow (UK BAP Priority Habitat) network upon emerging from the church and are a light sensitive species. Great crested newt survey of the pond to the north and bat activity surveys from the church would be required to identify presence and important terrestrial habitat and flight lines. Buildings on site should also be assessed for roosting bats and nesting birds. Hedgerows should be retained as much as possible and should not form domestic curtilages given potential usage by protected species. Barberry carpet moth is a UK BAP priority species, existing barberry bushes should be retained and protected, and barberry should be planted as part of landscaping of the site. The hedgerows within or immediately adjacent to the site contribute to connectivity in the wider landscape. The evidence base indicates that there are significant ecological issues for habitats or species protected under European or domestic legislation, or could be contradictory to CP50. An ecological assessment together with appropriate, robust mitigation and enhancement strategies are likely to be required for these sites in order to support individual planning applications.

3. Result in greater community engagement with biodiversity?	Given the location of the site and its connectivity with the local PRoW is could be possible that development of this site could lead to greater community engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There is a ditch/watercourse that runs alongside western boundary hedgerow and links to the Gauze Brook in the north and a large pond to north of site has potential for great crested newts. The hedgerows within and immediately adjacent to the site contribute to connectivity in the wider landscape. Natterer's bats are likely to be using the hedgerow. Great crested newt survey of the pond to the north and bat activity surveys from the church would be required to identify presence and important terrestrial habitat and flight lines. Hedgerows should be retained as much as possible and should not form domestic curtilages. Existing barberry bushes should be retained and protected, and barberry should be planted as part of landscaping of the site due to the presence of Barberry carpet moth. Development of the site for housing would have to make suitable provision for buffers to protect these biodiversity features.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/ species?	Development of the site for housing would need to be capable of protecting BAP habitats/species. High regard should be given to the existing BAP habitats/ species, including great crested newts, a Natterer's bat, Barberry carpet moth and hedgerows. Need to ensure the appropriate surveys are undertaken and correct mitigation requirements are in place.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council's current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.

Assessment outcome (on balance) - -

Summary of SA Objective 1

The site is made up of several different plots comprising of garden, grazing and fallow land with stone walling, mature trees and hedgerows forming the current boundaries. Development of this greenfield site would have adverse effects regarding fragmentation of existing habitats, although it is acknowledged that the site is large enough to provide adequate green infrastructure to mitigate this. The allocation of this site would raise significant concerns due to presence of great crested newts, Natterer's bats and Barberry carpet moth nearby. An ecological assessment should inform the extent of mitigation required for any development proposals. The retention of hedgerows will likely be necessary. The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement.

On the balance of evidence available, it is considered that development of this site could have a moderate adverse effect on this SA Objective.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is situated on the edge of the large village of Hullavington which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and a bus stop is present on The Street providing connectivity to the public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Chippenham or Malmesbury for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location and relationship with nearby Listed buildings.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination. On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>

5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site is greenfield and is not located on previously developed land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. The agricultural quality of the land is not known, but if found to be best and most versatile its loss would be minor to negligible.</p> <p>Overall likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local plan policy / practice, the development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. There is limited capacity available from local mains and may require network. As a whole there is no capacity at the Hullavington treatment works due to work at Grittleton adding to network. There are no planned investment works up 2020. However there is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity. An off-site foul water connecting sewer with an agreed point of connection to public sewer system exists. Due to soil and geological conditions it is likely that surface water disposal will be an issue. However there is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity. There is no evidence to suggest that development of the site for housing could not be capable of being supported by existing and planned water and sewerage infrastructure capacity. Consideration should be given to incorporating water saving

	measures and appropriate pollution prevention and control into the design and layout of any new development.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. (See above Q1). There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand notwithstanding current capacity issues and no planned investment works until after 2020 (see Q1 above). Surface water systems provide no design capacity for new site and flows to land drainage systems.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Surface water systems must be sealed as per sewers. Conventional soakaways/infiltration systems may not work efficiently due to underlying soil/geological conditions. Evidence of pluvial flooding for a 1:30 event and this is considered to be a major issue on part of the site. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency in relation to the need for potential pollution prevention measures.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
Summary of SA Objective 3	

The site is within Groundwater Source Protection Zone 2 therefore detailed consideration of the potential effects of development on groundwater resources would need to be undertaken to support any subsequent planning application. Where necessary, appropriate mitigation measures may need to be factored into the design of any housing scheme. Further advice on these matters would need to be sought from the Environment Agency at the detailed planning application stage. There is no evidence to suggest that development of the site for housing could not be supported by suitable and timely investment of additional sewerage infrastructure to cope with demand, nonetheless consideration will need to be given to capacity issues in relation to drinking water and sewage infrastructure in the form of a detailed assessment, to be agreed between the developer(s) and the relevant utilities company. Pluvial flooding for 1:30 event thus considered to be a major issue on part of the site. As such, surface water disposal would likely be an issue as next to a watercourse therefore raising the potential for flood risk. Consideration should be given to the inclusion of SuDS within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. As a whole there is no capacity for additional treatment works due to work at Grittleton adding to the network at Hullavington. Overall it is considered that there are likely moderate effects against this objective.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Hullavington does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies as well as the council's Air Quality Strategy.</p> <p>Such measures may, where appropriate and feasible, include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air</p>

particulates?	quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ⁵² ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
Summary of SA Objective 4	
The site is situated in a central location to the village of Hullavington and well located in relation to the services offered at the village level which can be accessed on foot or cycle. Development is likely to increase local commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy.	

⁵² Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

The site does not fall within a designated AQMA and is unlikely to adversely affect any AQMA elsewhere within the county. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour and light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy. Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 4 which would otherwise preclude the allocation of this site. Likely effects are considered to be minor adverse against this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

Summary of SA Objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon

energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Likely effects are considered to be minor adverse against this objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects
 Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. The site is within a pluvial flooding (1:30 year event) thus considered to be a major issue on part of the site. Groundwater will require testing and monitoring for at least 12 months to determine summer and winter water levels. Surface water systems must be sealed as per sewers and conventional soakaways/infiltration may not work effectively and may be problematic to provide. Further guidance can be found in the Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>Whilst soil and geological conditions would make conventional soakaway/infiltration measures difficult to implement, the site has the potential to accommodate alternative and thereby appropriate SuDS measures to manage surface water run-off from built form. Pluvial flooding on a 1:30 year event basis is recorded to affect part of the site and this would need to be assessed and addressed through any subsequent planning application process. Further guidance can be found in the Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p>The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses particularly if a suitable surface water management scheme can be devised. (Also see comments in response to 5.1 and 5.3 above).</p>

5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 5b The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However pluvial flooding on a 1:30 year event basis affects part of the site and would need to be addressed through any subsequent planning application process, informed by a flood risk assessment. Development of the site may lead to localised surface water flooding. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. No details of drainage exist as yet but there is potential to introduce pollution prevention measures. Groundwater levels would need to be monitored and the provision of SuDS, soakaways and infiltration systems could be problematic. Likely effects are considered to be moderate adverse against this objective.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is located approximately within 20m of many Grade II listed buildings, including Church of St. Mary, The Old Rectory, The Courthouse and Beanfield. The site is separated from these listed buildings by vegetation however it would be likely that development on this site would have some moderate effect on these designated heritage assets. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are unlikely but in the event they arise, they would seem capable of mitigation. There are no Scheduled Monuments within close proximity to this site.
2. Ensure appropriate archaeological assessment prior to development?	Assessments of the archaeological potential and potential historic landscape have been undertaken and the sensitivity of this site is high. The archaeological description of the site is that the site is part of medieval village and there would be a requirement to undertake further archaeological assessments to support any subsequent development of the site. The potential historic landscape has been described as an historic core of village. This is described as issues relating to the historic character and layout of the settlement. An Historic Landscape Characterisation Assessment will be required to be undertaken to support development at this site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield but does have some existing buildings on site. It is uncertain whether these are of historic interest and assessment will be subject to more detailed Heritage Impact Assessment.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate	Through the application of national policy/local policy, the development of the site for housing would deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. Through the application of legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and

design, taking into account the management objectives of Conservation Areas?	enhance designated heritage assets according to their significance. There is no conservation area within the village. However to the east of the village is the Hullavington Airbase Conservation Area.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	No heritage asset at risk present on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.
Assessment outcome (on balance) - -	
Summary of SA Objective 6	
<p>The impact of the site on the historic environment is likely to be moderate but capable of mitigation through appropriate design and siting through investigations from an Historic Impact Assessment. Assessments of the archaeological potential and potential historic landscape have been undertaken and the sensitivity of this site is high. An archaeological assessment would be required to determine the archaeological potential of the site and an Historic Landscape Characterisation Assessment will be required to be undertaken to support development at this site. Overall it is considered that there would be a moderate adverse effect on SA Objective 6.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The Landscape Character of this site falls within the limestone lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Hullavington, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees shields the development contained within. There is a ditch/watercourse on the boundary with woodland / veteran tree land cover and hedgerow present on site. The site is on the rural fringe on the village with low intervisibility and sensitive receptors (residential). The site is adjacent to Listed Buildings and the Church of St Mary's. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation to mitigate / enhanced visual impact as edge of village onto open countryside which could include sensitive planting, use of materials to reflect local built vernacular and buffers to screen view point from site. There would be a requirement for Green Infrastructure buffer to mature trees.

2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ⁵³ ?	The site is not within close proximity to the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. PRoW (HULL13) passes through the site, which would diversion, which may add to travel times and affect the amenity value of the path. Also another footpath (HULL12) runs adjacent to the northern boundary of the site. Assuming this right of way remains open during construction and operation, no adverse effects are likely. It is likely that development in this location would therefore have an impact on views from various public rights of way, although these footpaths could be retained as part of the development.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site would not result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	

⁵³ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

Summary of SA Objective 7

The site adjoins the built edge of western edge of Hullavington and is made up of several different plots comprising of garden, grazing and fallow land with stone walling, mature trees and hedgerows forming the current boundaries. There are views into the site from a number of locations from residential properties and open countryside to the west. The level of effect would depend on the design of developments and employment of appropriate mitigation such as the retention of hedgerows and mature vegetation where possible.

Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 7 which would otherwise preclude the allocation of this site. Likely effects are considered to be minor adverse against this objective.

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	The Neighbourhood Plan is at its infancy stage but is minded to allocate sites for the delivery of local housing targets. However at this time the plan is not considered sufficiently advanced.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.

Assessment outcome (on balance) + + +

Summary of SA Objective 8

The whole SHLAA site provides capacity for approximately 45 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire’s housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would have a major benefit in terms of meeting the aim of SA Objective 8.

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities

Decision Aiding Questions. Will the development site...

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities through high quality design and access for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the	There is no doctor’s surgery located within Hullavington however the site falls within the catchments of Jubilee Field Surgery, (approximately 5.8 miles) Hathway Surgery in Chippenham (approximately 6.5 miles), Tolsey Practice Area in Sherston (approximately 8.5 miles) and Malmesbury Primary Area Centre (approximately 5.5 miles). The latter being the nearest has

additional demand?	capacity to cater for additional patient demand.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Hullavington area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 005D LSOA, which is amongst the 30% least deprived neighbourhoods in the country ⁵⁴ . Development of this site is likely to contribute to improving poverty and deprivation in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is served by the 92 bus service. Accordingly, there is the potential to reduce rural isolation.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Hullavington Primary School is full but the building could be expanded on the existing site. Malmesbury Secondary School is also full but capable of expansion. Mitigation would be required to cater for additional pupil demand.
Assessment outcome (on balance) -	
Summary of SA Objective 9	

⁵⁴ English indices of deprivation (DCLG, 2015)

The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. Both primary and secondary are schools are full but capable of expansion for which mitigation would be required. The surgery at Malmesbury can meet additional patient demand. Overall, effects are considered likely to be minor adverse against this objective.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking routes to local services / facilities/employment, given its size. The site is well served by footways which provide safe walking routes to the village centre as well as the nearby primary school.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	The site is well located in terms of access to the primary school, post office/food shop, public house, village hall and church, all of which are within safe walking and cycling distance. There is a bus stop at The Star Inn, which is served by 92 which serves Chippenham and Malmesbury. There is no AM peak bus service but an interpeak and PM peak bus service. Chippenham railway station is beyond walking/cycling distance. Given the limited services within Hullavington it is however likely that residents would be reliant on the use of a private vehicle. Overall, this level of new dwellings is likely to increase travel movements in the area.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is located in the west of the large village of Hullavington. There is a footway at this access point along The Street. The site is within safe walking distance of the services and facilities within the settlement. The types of facilities found in higher order settlements such as Chippenham mean that overall residents are still likely to rely upon use of the private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village. PRoW (HULL13) passes through the site, which would require diversion, which may add to travel times and affect the amenity value of the path. Also another footpath (HULL12) runs adjacent to the northern boundary of the site. Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 10 which would otherwise preclude the allocation of this site. Likely effects are considered to be minor adverse against this

objective.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) + +	
Summary of SA Objective 11 Development of the site would increase the local population, could contribute to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Hullavington village. Overall it is considered that it is likely that there would be no adverse effect and whilst there no known specific regeneration benefits of the site for housing development, the allocation of this site would have a moderate positive effect against the aim of SA Objective 11.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.

Assessment outcome (on balance) +

Summary of SA Objective 12

The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect against the aim of SA Objective 12.

Site 3377 - Land at Green Lane, Hullavington

Site context

Site size: 6.95 ha Site capacity: approximately 156 dwellings

Rough grazing and some areas have currently pig grazing. Relatively flat with some field boundaries within the site of hedgerows. Backs on to mainly open countryside as on edge of settlement with the exception of the south western corner of the site which is adjacent to residential housing. The north western boundary abuts the village cemetery and the far north western boundary lies next to utility site. Access from main road into Hullavington and through a lane (track) residential to south west of site. PRoW runs along eastern boundary and western side of site which then cuts across to link up with network on the eastern boundary of site.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?

The site currently comprises large fields of grazing with some hedgerows dividing the large site. Development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation.

2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?

The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. There are no environmental designations within or in immediate proximity to the site. However, the protection and enhancement of protected and notable species recorded in this area will need consideration through appropriate mitigation measures. There is a ditch/watercourse along eastern boundary links to railway line wildlife corridor and Gauze Brook. The site contains a pond and there is a pond adjacent to southern boundary. There is potential for great crested newt would need to be assessed. The majority of site comprises agricultural grassland. Hedgerows (UK BAP Priority Habitat) with mature trees are main features of ecological interest and there is potential terrestrial habitat for great crested newts and other protected species. The site would need to retain hedgerows where possible and develop the site sensitively. May be a need to provide compensation for protected species - e.g. great crested newt habitat may need to be retained. The habitats within and immediately adjacent to the site contribute to connectivity in the wider landscape. The

	precautionary principle must be applied and an ecological assessment at site level to support individual planning applications will be required.
3. Result in greater community engagement with biodiversity?	Given the connectivity with the local PRoW it could be possible that development of this site could lead to greater community engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There is a watercourse that runs along the eastern boundary links to railway line wildlife corridor and Gauze Brook. Site contains a pond and there is a pond adjacent to southern boundary. A sufficient buffer should be provided for this corridor with connectivity to the wider landscape. Provision of Public Open Space associated with this may give opportunities for biodiversity enhancement. The site is large enough for the potential to make suitable provision to protect any biodiversity features. Protection should be given to existing mature trees and hedgerows along boundaries. Development of the site for housing would have the potential to make suitable provision for buffers to protect any biodiversity features.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multifunctional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows and pond). Need to ensure permeability through this site for wildlife to connect SuDS ponds adjacent to southern boundary (including great crested newts).
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees and hedgerows within the site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs)	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There

from development?	are no LGS within or in close proximity to this site.
Assessment outcome (on balance) -	
Summary of SA Objective 1	
<p>The site is a large area made up of flat agricultural fields with hedgerows and pond (UK BAP Priority Habitat) forming current boundaries within the site. There are no significant records (or other relevant information) for protected species within or immediately adjacent to the site however there is potential for great crested newt which would need to be assessed. The site would need to retain hedgerows and develop site sensitively. The precautionary principle must be applied and an ecological assessment at site level to support individual planning applications will be required. Habitats within or immediately adjacent to the site contribute to connectivity in the wider landscape.</p> <p>Overall likely effects are considered to be minor adverse against this objective.</p>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the north-eastern edge of the large village of Hullavington which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site location is within a reasonable walking/cycling distance to the centre of the village and a bus stop is present on The Street providing connectivity to the public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Chippenham or Malmesbury for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.

5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site is greenfield and is not located on previously developed land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. The agricultural quality of the land is not known, but if found to be best and most versatile its loss would be minor to negligible.</p> <p>Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 2 which would otherwise preclude the allocation of this site. Likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. There is limited capacity available within local mains for water supply. Storm/surface water flows are currently managed through existing land drainage systems. Connection is possible to off-site connecting sewer with capacity for foul water flows only which may require the installation of a pumped connection. As a whole there is no capacity at the Hullavington treatment works due to work at Grittleton adding to network. There are no planned investment works up to 2020. Due to geological and soil conditions conventional soakaways/infiltration systems may not work effectively; and positive outfall only which may require crossing of third party land with agreement. There are no planned works by Wessex Water until after 2020. There is no evidence to suggest that development of the site

	for housing would not be capable of being supported by planned water and sewerage infrastructure capacity provided significant investment is brought forward.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. Also see Q1 above). There are no planned further investment works up 2020. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. It is considered that due to soil/geological conditions, conventional soakaways/infiltration systems may not work and that positive outfall only may require crossing of third party land. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
Summary of SA Objective 3	

The site is within Groundwater Source Protection Zone 2 therefore there may be a significant effect which would need mitigation; further advice would need to be sought from the Environment Agency. There is no evidence to suggest that development of the site for housing could not be supported by suitable and timely investment of additional sewerage infrastructure to cope with demand, nonetheless consideration will need to be given to capacity issues in relation to drinking water and sewage infrastructure in the form of a detailed assessment, to be agreed between the developer(s) and the relevant utilities company. Development at this site would be capable of incorporating measures to positively respond to the predicted effects of climate change. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including SuDS). The development of the site may need to make provision for on-site surface and foul water drainage. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Consideration should be given to the inclusion of SuDS to control the risk of surface water flooding from impermeable surfaces. Such matters can be addressed appropriately at the detailed design stage in consultation with the Environment agency and water utility companies.

As a whole there is no capacity at the Hullavington treatment works due to work at Grittleton adding to network. Overall it is considered that there are likely moderate adverse effects against this objective.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Hullavington does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies as well as the council's Air Quality Strategy.</p> <p>Such measures may, where appropriate and feasible, include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</p>

3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ⁵⁵ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
Summary of SA Objective 4	

⁵⁵ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

The site is situated in the north eastern part of the village of Hullavington and is well related in relation to the services offered at the village level which can be accessed on foot or cycle. Development is likely to lead to increases in traffic on local roads which may adversely affect air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy.

The site does not fall within a designated AQMA and is unlikely to adversely affect any AQMA elsewhere within the county. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour and light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy. Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 4 which would otherwise preclude the allocation of this site. Likely effects are considered to be minor adverse against this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

Summary of SA Objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Likely effects are considered to be minor adverse against this objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. Groundwater will require testing and monitoring for at least 12 months to determine summer and winter water levels. Surface water drainage systems would need to be sealed as per sewers; and conventional soakaways/infiltration may not work effectively and may be problematic to provide due to soil/geological conditions. Any discharge into the local watercourses would need to be at a controlled rate, and public surface water systems are already at capacity in this location. Part of site vulnerable to SW flooding 1:30 which would be an issue. Should a proposed connection be proposed a Local Discharge Consent would be required. The site may have the potential to accommodate appropriate Sustainable Drainage System measures to manage surface water run-off from built form. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>The site has the potential to accommodate appropriate Sustainable Drainage System measures to manage surface water run-off from built form. It is advised that soakaways will not work and that positive outfall only which may require crossing of third party land. The Environment Agency through the council's drainage team have commented that flooding from when the ordinary watercourse cannot discharge when water levels on the Avon are high - also flood from the Bourne Brook. Further</p>

	guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. (Also see comments in response to 5.1 & 5.3 above).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
Summary of SA Objective 5b	
<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site may have the potential to accommodate appropriate SuDS to manage surface water run-off from built form and should be included within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces, but provision could be problematic due to ground conditions. A flood risk assessment should be undertaken. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. No details of drainage exist as yet but there is potential to introduce pollution prevention measures. The sites will require planning applications for comprehensive development to be supported by a Flood Risk Assessment.</p> <p>Overall likely effects are considered to be moderate adverse against this objective.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is located approximately 115m to the north of Listed Buildings Holly House, and Barn and cowsheds which is to the northeast of Mays Farmhouse. The site is separated from these listed buildings by vegetation and existing development and it would be unlikely that development on this site would have a significance effect of the designated heritage asset. The site is adjacent to the Hullavington Airbase conservation area. The site is of sufficient size for a buffer to be placed between the conservation area and development. The site is adjacent to the cemetery which whilst has no designated status there would be a communal heritage value added to the land. There are no Scheduled Monuments within close proximity of the site. A Heritage Impact Assessment would need to be undertaken to support development at this site.
2. Ensure appropriate archaeological assessment prior to development?	Assessments of the archaeological potential and the potential historic landscape has been undertaken and the sensitivity of this site is medium. The site is made up of modern fields created by altering post medieval and medieval fields which were possibly once medieval open fields which are uncommon survivals. On the basis of available evidence, there may be a need

	to undertake further archaeological assessments to support subsequent development of the site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	Through the application of national policy/local policy, the development of the site for housing would deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. Through the application of legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. Site is adjacent to the Hullavington Airbase Conservation Area.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	No heritage asset at risk present on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.
Assessment outcome (on balance) -	
Summary of SA Objective 6	
<p>Development on this site is unlikely to give rise to significant impacts on the historic environment of Hullavington. Development at this site would be unlikely to cause harmful impact on the adjoining Conservation Area but would need to consider the effects on its setting. Accordingly, a Heritage Impact Assessment would need to be undertaken to support development at this site. An archaeological assessment would also be required to determine the archaeological potential of the site. Although not designated as a heritage asset, the cemetery adjacent to the site is likely to be adversely affected by the development of multiple sites around it, which may affect its tranquillity and visual quality.</p> <p>Overall likely effects are considered to be minor adverse against this objective.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the	The Landscape Character of this site falls within the limestone lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and

countryside?	strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Hullavington, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees shields the development contained within. There are woodland cover/veteran trees on site, medium intervisibility and sensitive visual receptors (residential). There would be a requirement for Green Infrastructure buffer to mature hedgerows and trees. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation to mitigate / enhanced visual impact as edge of village onto open countryside which could include sensitive planting, use of materials to reflect local built vernacular and buffers to screen view point from site.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ⁵⁶ ?	The site is not within close proximity to AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets..
5. Protect rights of way, open space	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network,

⁵⁶ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

and common land?	open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. A byway passes through the site in the southern part of the site and along the boundary of the eastern boundary of the site which may require diversion, which may add to travel times and affect the amenity value of the path. PRoWs (HULL9 and HULL10) meet the byways to the south of the site. Assuming these rights of ways remain open during construction and operation, no adverse effects are likely. It is likely that development in this location would therefore have an impact on views from various public rights of way, although these footpaths could be retained as part of the development. The site is of a size where additional connectivity through the site to existing networks could be achieved. The site is currently accessible to the public.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site would not result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 7</p> <p>The site adjoins the built edge of northern edge of Hullavington and is made up of agricultural land. There are views into the site from a number of locations from residential properties to the south west, and open countryside to the north and east. The level of effect would depend on the design of developments and employment of appropriate mitigation such as the retention of hedgerows and mature vegetation where possible. The site is of a size which could deliver areas of public open space or green infrastructure within the site. The development of the site would not affect publicly accessible open space, green infrastructure or recreation facilities. There is a public right of way to the south of the site which would need to be diverted during the construction phase of development.</p> <p>Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 7 which would otherwise preclude the allocation of this site. Likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.

4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	The Neighbourhood Plan is at its infancy stage but is minded to allocate sites for the delivery of local housing targets. However at this time the plan is not considered sufficiently advanced.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) + + +	
Summary of SA Objective 8	
<p>The whole SHLAA site provides capacity for approximately 156 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire’s housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would have a major positive effect in terms of meeting the aim of SA Objective 8.</p>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities through high quality design and access for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design would include buildings and spaces to meet

the population?	the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is no doctor's surgery located within Hullavington however the site falls within the catchments of Jubilee Field Surgery, (approximately 5.8 miles) Hathway Surgery in Chippenham (approximately 6.5 miles), Tolsey Practice Area in Sherston (approximately 8.5 miles) and Malmesbury Primary Area Centre (approximately 5.5 miles). The latter being the nearest has capacity to cater for additional patient demand.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Hullavington area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 005D LSOA, which is amongst the 30% least deprived neighbourhoods in the country ⁵⁷ . Development of this site is likely to contribute to improving poverty and deprivation in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is served by the 92 bus service. Accordingly, there is the potential to reduce rural isolation.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated	Hullavington Primary School is full but the building could be expanded on the existing site. Malmesbury Secondary School is also full but capable of expansion. Mitigation would be required to cater for additional pupil demand.

⁵⁷ English indices of deprivation (DCLG, 2015)

from the site?	
Assessment outcome (on balance) -	
Summary of SA Objective 9	
<p>The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. Both primary and secondary are schools are full but capable of expansion for which mitigation would be required. The surgery at Malmesbury can meet additional patient demand. Overall, effects are considered likely to be minor adverse against this objective.</p>	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	There is no footway or lighting on the Hullavington C1 road to the north of the village. There is a footway that has the access points to the site through Watts Lane but appears to be unlit. Walking and cycling to the village appears unsafe and problematic. PRoWs (HULL9 and HULL10) meet the byways to the south of the site. Additional connectivity could possibly be created by using this network also.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling .
5. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	The site is well located in terms of access to the primary school, post office, public house, garage and church but walking from the site to access these facilities is for some of the journey by foot, unsafe. There is a bus stop approximately 200m from site at Mere Avenue and at the Telephone Exchange which are served by 92 and 37 services. The 92 serves Chippenham and Malmesbury. There are no AM bus service but an interpeak and PM peak services. The 37 has one AM service per week calling at Malmesbury, Marshfield and Bath. Chippenham railway station is beyond walking/cycling distance. However given the limited services within Hullavington it is however likely that residents would be reliant on the use of a private vehicle.
Assessment outcome (on balance) - -	
Summary of SA Objective 10	
<p>The site is located in the north east of the large village of Hullavington. The site is well related to the village and its facilities, however part of the route is without a</p>	

<p>footpath with lighting (C1 or Watts Lane) which would make walking into the village dangerous. The types of facilities found in higher order settlements such as Malmesbury mean that overall residents are likely to rely upon use of the private car. On the balance of evidence currently available, the effects are considered to be moderate adverse.</p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth Decision Aiding Questions. Will the development site...</p>	
<p>1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?</p>	<p>Not relevant to this location.</p>
<p>2. Support the rural economy?</p>	<p>The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.</p>
<p>Assessment outcome (on balance) + + +</p>	
<p>Summary of SA Objective 11</p> <p>Development of the site would increase the local population, could contribute to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Hullavington village. Overall it is considered that the allocation of this site would have a major positive effect against the aim of SA Objective 11.</p>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce Decision Aiding Questions. Will the development site...</p>	
<p>1. Protect and enhance the vitality and viability of existing employment areas?</p>	<p>The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.</p>
<p>2. Provide a focus for development in Salisbury and Trowbridge?</p>	<p>The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.</p>

Assessment outcome (on balance) +

Summary of SA Objective 12

The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect against the aim of SA Objective 12.

Site 3129 – The Street, Hullavington

Site context

Site size: 1.48 ha Site capacity: approximately 36 dwellings

Rough grazing with some horse stables in the far southern corner of the site. Relatively flat with field boundaries within the site of hedgerows with a few mature trees. Backs on to mainly open countryside as on edge of settlement with the exception of the southern and western edges of the site which are adjacent to residential housing. The northern boundary abuts the village. Access from main road into Hullavington and through a lane (track) residential to south west of site. A byway runs along southern boundary of site.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?

The site currently comprises fields of grazing with hedgerow, incorporating some trees, dividing the large site. Development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation.

2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new

The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. There are no environmental designations within or in immediate proximity to the site. However, the protection and enhancement of protected and notable species recorded in this area will need consideration through appropriate mitigation measures. The habitats within and immediately adjacent to the site contribute to connectivity in the wider landscape. The hedgerows contribute to primary connectivity for a variety of wildlife species and should be retained with a reasonable buffer strip of at least 5m to enable this function to continue. The precautionary principle must be applied and an ecological assessment at site level to support individual planning applications will be required.

development resulting in a net gain?	
3. Result in greater community engagement with biodiversity?	<u>Given the connectivity with the PRoW on the southern boundary it could be possible that development of this site would lead to greater community engagement with biodiversity.</u>
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	<u>There are no river corridors within or adjacent to this site. Development of the site for housing would have the potential to make suitable provision for buffers to protect any biodiversity features.</u>
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	<u>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.</u>
6. Ensure all new developments have regard to and protect BAP habitats/species?	<u>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species.</u>
7. Consider the findings of the HRA in site selection and design?	<u>The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement</u>
8. Maintain the existing extent of ancient woodland sites?	<u>The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees and hedgerows within the site.</u>
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	<u>Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.</u>
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	<u>Not applicable – the site does not fall within one of the Council’s current guidance areas.</u>
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	<u>The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</u>

Assessment outcome (on balance) -

Summary of SA Objective 1

The site is an area made up of flat rough grazing fields with hedgerows forming current boundaries within the site. There are no significant records (or other relevant information) for protected species within or immediately adjacent to the site. The site would need to retain hedgerows and develop site sensitively. The precautionary principle must be applied and an ecological assessment at site level to support individual planning applications will be required. Habitats within or immediately adjacent to the site contribute to connectivity in the wider landscape. Overall likely effects are considered to be minor adverse against this objective.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?

The site is situated on the north-eastern edge of the large village of Hullavington which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site location is within a reasonable walking/cycling distance to the centre of the village and a bus stop is present on The Street providing connectivity to the public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Chippenham or Malmesbury for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location.

2. Maximise reuse of previously developed land where possible/appropriate?

This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.

3. Encourage remediation of contaminated land?

At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.

4. Ensure the design and layout of new development supports sustainable waste management?

The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.

5. Protect and enhance soil quality?

In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any

	<u>specific soil contamination at this site.</u>
6. Protect the best and most versatile agricultural land?	<u>There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.</u>
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<u>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</u>
Assessment outcome (on balance) -	
Summary of SA Objective 2	
<u>The site is greenfield and is not located on previously developed land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. The agricultural quality of the land is not known, but if found to be best and most versatile its loss would be minor to negligible. Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 2 which would otherwise preclude the allocation of this site. Likely effects are considered to be minor adverse against this objective.</u>	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<u>In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. As a whole there is no capacity at the Hullavington treatment works due to work at Grittleton adding to network. There are no planned investment works up to 2020. Due to geological and soil conditions conventional soakaways/infiltration systems may not work effectively. There is no evidence to suggest that development of the site for housing would not be capable of being supported by planned water and sewerage infrastructure capacity provided significant investment is brought forward.</u>
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<u>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand. Also see Q1 above). There are no planned further investment works up 2020. Where the pressure exerted by new housing</u>

	<u>development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</u>
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	<u>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.</u>
4. Consider the need for adequate provision of surface water and foul drainage?	<u>Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. It is considered that due to soil/geological conditions, conventional soakaways/infiltration systems may not work. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</u>
5. Protect, and where possible, improve surface, ground and drinking water quality?	<u>In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency.</u>
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	<u>Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.</u>
Assessment outcome (on balance) - -	
Summary of SA Objective 3	
<u>The site is within Groundwater Source Protection Zone 2 therefore there may be a significant effect which would need mitigation; further advice would need to be sought from the Environment Agency. There is no evidence to suggest that development of the site for housing could not be supported by suitable and timely investment of additional sewerage infrastructure to cope with demand, nonetheless consideration will need to be given to capacity issues in relation to drinking water and sewage infrastructure in the form of a detailed assessment, to be agreed between the developer(s) and the relevant utilities company. Development at this site would be capable of incorporating measures to positively respond to the predicted effects of climate change. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including SuDS). The development of the site may need to make provision for on-site surface and foul water drainage. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and</u>	

CIRIA Guidance, Part E, Chapter 25. Consideration should be given to the inclusion of SuDS to control the risk of surface water flooding from impermeable surfaces. Such matters can be addressed appropriately at the detailed design stage in consultation with the Environment agency and water utility companies.

As a whole there is no capacity at the Hullavington treatment works due to work at Grittleton adding to network. Overall it is considered that there are likely moderate adverse effects against this objective.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p><u>The site is not located within an Air Quality Management Area (AQMA) and currently Hullavington does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies as well as the council's Air Quality Strategy.</u></p> <p><u>Such measures may, where appropriate and feasible, include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</u></p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p><u>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u></p> <p><u>The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</u></p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p><u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy</u></p>

	<u>and advice from relevant bodies.</u>
4. Seek to reduce development in or near to AQMAS ⁵⁸ ?	<u>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.</u>
5. Ensure that air quality impacts on local biodiversity sites are avoided?	<u>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	<u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.</u>
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	<u>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
Assessment outcome (on balance) -	
Summary of SA Objective 4	
<u>The site is situated in the north eastern part of the village of Hullavington and is well related in relation to the services offered at the village level which can be accessed on foot or cycle. Development is likely to lead to increases in traffic on local roads which may adversely affect air quality. Measures will need</u>	

⁵⁸ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

<p><u>to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy.</u></p> <p><u>The site does not fall within a designated AQMA and is unlikely to adversely affect any AQMA elsewhere within the county. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour and light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy.</u></p> <p><u>Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 4 which would otherwise preclude the allocation of this site. Likely effects are considered to be minor adverse against this objective.</u></p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions Decision Aiding Questions. Will the development site...</p>	
<p>1. Minimise emissions of greenhouse gases and ozone depleting substances?</p>	<p><u>Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.</u></p>
<p>2. Promote the development of renewable and low carbon sources of energy?</p>	<p><u>Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.</u></p>
<p>3. Promote energy efficiency in buildings and new development?</p>	<p><u>Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.</u></p>
<p>4. Minimise contributions to climate change through sustainable building practices?</p>	<p><u>Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.</u></p>
<p>Assessment outcome (on balance) -</p>	

Summary of SA Objective 5a	
<u>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Likely effects are considered to be minor adverse against this objective.</u>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<u>The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. Groundwater may require testing and monitoring for at least 12 months to determine summer and winter water levels. Surface water drainage systems would need to be sealed as per sewers; and conventional soakaways/infiltration may not work effectively and may be problematic. Any discharge into the local watercourses would need to be at a controlled rate. The site may have the potential to accommodate appropriate Sustainable Drainage System measures to manage surface water run-off from built form. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</u>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<u>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</u> <ul style="list-style-type: none"> <u>• hotter summers;</u> <u>• milder winters;</u> <u>• increased periods without rain;</u> <u>• increased intensity in rainfall; and</u> <u>• more extreme weather events.</u> <u>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</u>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	<u>The site has the potential to accommodate appropriate Sustainable Drainage System measures to manage surface water run-off from built form. It is advised that soakaways may not work. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25</u>
4. Minimise the risk of flooding to	<u>The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an</u>

people and property (new and existing development)?	<u>increased risk of fluvial flooding from main river and/or ordinary watercourses. (Also see comments in response to 5.1 & 5.3 above).</u>
5. Protect and enhance the natural function of floodplains?	<u>In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.</u>
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 5b</p> <p><u>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site may have the potential to accommodate appropriate SuDS to manage surface water run-off from built form and should be included within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces, but provision could be problematic due to ground conditions. A flood risk assessment should be undertaken. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. No details of drainage exist as yet but there is potential to introduce pollution prevention measures. Groundwater may require testing and monitoring for at least 12 months to determine summer and winter water levels. Surface water drainage systems would need to be sealed as per sewers; and conventional soakaways/infiltration may not work effectively and may be problematic.</u></p> <p><u>Overall likely effects are considered to be moderate adverse against this objective.</u></p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<u>The site is not located in close proximity to any Listed Buildings and it would be unlikely that development on this site would have a significance effect of the designated heritage asset. The site is approximately 165m from the Hullavington Airbase conservation area and separated by greenfields and hedgerow, but would need to consider the effects on its setting. Accordingly, a Heritage Assessment would need to be undertaken to support development at this site. The northern site boundary abuts the cemetery which whilst has no designated status there would be a communal heritage value added to the land. There are no Scheduled Monuments within close proximity of the site.</u>
2. Ensure appropriate archaeological assessment prior to development?	<u>Assessments of the archaeological potential has been undertaken and the sensitivity of this site is low. The site is made up of modern fields which consolidated earlier post medieval fields and medieval fields which possibly once medieval open fields which are uncommon survivals. The potential historic landscape has been undertaken and the sensitivity of this site is medium. On the basis of available evidence, there may be a need to undertake further archaeological assessments to support subsequent development of the site.</u>

3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	<u>The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.</u>
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<u>Through the application of national policy/local policy, the development of the site for housing would deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. Through the application of legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. Site is in close proximity to the Hullavington Airbase Conservation Area although separated by green fields and hedgerow.</u>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	<u>No heritage asset at risk present on site.</u>
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	<u>The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.</u>
Assessment outcome (on balance) -	
<p>Summary of SA Objective 6</p> <p><u>Development on this site is unlikely to give rise to significant impacts on the historic environment of Hullavington. Development at this site would be unlikely to cause harmful impact on the nearby Conservation Area but would need to consider the effects on its setting. Accordingly, a Heritage Assessment would need to be undertaken to support development at this site. The archaeological sensitivity of the site is considered to be low but an archaeological assessment would still be required to determine the archaeological potential of the site. Although not designated as a heritage asset, the cemetery adjacent to the site is likely to be adversely affected by the development of multiple sites around it, which may affect its tranquillity and visual quality.</u></p> <p><u>Overall likely effects are considered to be minor adverse against this objective.</u></p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<u>The Landscape Character of this site falls within the limestone lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and</u>

	<u>appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Hullavington, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees shields the development contained within. There are sensitive visual receptors (residential). There would be a requirement for Green Infrastructure buffer to mature hedgerows and trees. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation to mitigate / enhanced visual impact as edge of village onto open countryside which could include sensitive planting, use of materials to reflect local built vernacular and buffers to screen view point from site.</u>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	<u>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.</u>
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	<u>The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.</u>
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ⁵⁹ ?	<u>The site is not within close proximity to AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.</u>
5. Protect rights of way, open space and common land?	<u>In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity</u>

⁵⁹ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

	<u>greenspace. A byway passes on the southern boundary of the site (HULL32). Assuming these rights of ways remain open during construction and operation, no adverse effects are likely. It is likely that development in this location would therefore have an impact on views from the byway. The site is of a size where additional connectivity through the site to existing networks could be achieved.</u>
6. Protect the Western Wiltshire Green Belt from inappropriate development?	<u>The site would not result in impacts to the Western Wiltshire Green Belt.</u>
Assessment outcome (on balance) -	
Summary of SA Objective 7	
<u>The site adjoins the built edge of northern edge of Hullavington and is made up of agricultural land. There are views into the site from a number of locations from residential properties to the south and west, and open countryside to the north and east. The level of effect would depend on the design of developments and employment of appropriate mitigation such as the retention of hedgerows and mature vegetation where possible. The site is of a size which could deliver areas of public open space or green infrastructure within the site. The development of the site would not affect publicly accessible open space, green infrastructure or recreation facilities.</u>	
<u>Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 7 which would otherwise preclude the allocation of this site. Likely effects are considered to be minor adverse against this objective.</u>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	<u>The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.</u>
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	<u>Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.</u>
3. Ensure adequate provision of land to meet housing needs?	<u>In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.</u>
4. Have regard to the settlement hierarchy?	<u>In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.</u>

5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	<u>In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.</u>
6. Consider the emerging Neighbourhood Plans?	<u>The Neighbourhood Plan is at its infancy stage but is minded to allocate sites for the delivery of local housing targets. However at this time the plan is not considered sufficiently advanced.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	<u>In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.</u>
Assessment outcome (on balance) + + +	
<p>Summary of SA Objective 8</p> <p><u>The whole SHLAA site provides capacity for approximately 36 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire’s housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a level of affordable units alongside open market units. Overall it is considered that allocation of this site would have a major positive effect in terms of meeting the aim of SA Objective 8.</u></p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	<u>In accordance with national policy/local plan policy, the development of the site would provide opportunities through high quality design and access for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.</u>
2. Promote design of buildings and spaces to reduce obesity?	<u>In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.</u>
3. Promote the design of buildings and spaces to meet the changing needs of the population?	<u>In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young</u>

	<u>people.</u>
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<u>There is no doctor's surgery located within Hullavington however the site falls within the catchments of Jubilee Field Surgery, (approximately 5.8 miles) Hathway Surgery in Chippenham (approximately 6.5 miles), Tolsey Practice Area in Sherston (approximately 8.5 miles) and Malmesbury Primary Area Centre (approximately 5.5 miles). The latter being the nearest has capacity to cater for additional patient demand.</u>
5. Maximise opportunities within the most deprived areas?	<u>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Hullavington area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 005D LSOA, which is amongst the 30% least deprived neighbourhoods in the country⁶⁰. Development of this site is likely to contribute to improving poverty and deprivation in this area.</u>
6. Reduce rural isolation, including access to services for those without a car in rural areas?	<u>The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is served by the 92 bus service. Accordingly, there is the potential to reduce rural isolation.</u>
7. Support the development of community campuses?	<u>Development of community campuses is directed to the town level and therefore this is not appropriate for this site.</u>
8. Is the site accessible to local schools and is there capacity to cope	<u>Hullavington Primary School is full but the building could be expanded on the existing site. Malmesbury Secondary</u>

⁶⁰ English indices of deprivation (DCLG, 2015)

with the additional demand generated from the site?	<u>School is also full but capable of expansion. Mitigation would be required to cater for additional pupil demand.</u>
Assessment outcome (on balance) -	
Summary of SA Objective 9	
<u>The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. Both primary and secondary are schools are full but capable of expansion for which mitigation would be required. The surgery at Malmesbury can meet additional patient demand. Overall, effects are considered likely to be minor adverse against this objective.</u>	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	<u>There is no footway or lighting on the Hullavington C1 road to the north of the village. There is a public right of way on southern boundary of the site through Watts Lane but appears to be unlit. There is a footway opposite the entrance the site. To facilitate good walking/ cycling connections the road will need to be crossed safely to access the village as there is currently no crossing. Additional connectivity could possibly be created by using this network also.</u>
2. Ensure new development incorporates facilities and infrastructure for cyclists?	<u>Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.</u>
5. Improve the jobs/homes balance, to reduce out-commuting?	<u>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</u>
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	<u>The site is well located in terms of access to the primary school, post office, public house and garage. There is a bus stop approximately 200m from site at Mere Avenue and at the Telephone Exchange which are served by 92 and 37 services. The 92 serves Chippenham and Malmesbury. There are no AM bus service but an interpeak and PM peak services. The 37 has one AM service per week calling at Malmesbury, Marshfield and Bath. Chippenham railway station is beyond walking/cycling distance. However given the limited services within Hullavington it is however likely that residents would be reliant on the use of a private vehicle.</u>
Assessment outcome (on balance) - -	

Summary of SA Objective 10

The site is located in the north east of the large village of Hullavington. The site is well related to the village and its facilities. There is a footway opposite the entrance the site. To facilitate good walking/ cycling connections the road will need to be crossed safely to access the village as there is currently no crossing. The types of facilities found in higher order settlements such as Malmesbury mean that overall residents are likely to rely upon use of the private car. On the balance of evidence currently available, the effects are considered to be moderate adverse.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?

Not relevant to this location.

2. Support the rural economy?

The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.

Assessment outcome (on balance) + + +

Summary of SA Objective 11

Development of the site would increase the local population, could contribute to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Hullavington village. Overall it is considered that the allocation of this site would have a major positive effect against the aim of SA Objective 11.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?

The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.

2. Provide a focus for development in

The development of the site for housing would not focus development in Salisbury or Trowbridge which are both

Salisbury and Trowbridge?	<u>Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.</u>
Assessment outcome (on balance) +	
Summary of SA Objective 12	
<u>The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect against the aim of SA Objective 12.</u>	

Site OM011 - Land at Hullavington airfield, Hullavington

Site context	
Site size: 72 ha Site capacity: approximately 1200 - 1500 dwellings	
<u>The site is a mixed use of rough grazing, agricultural field and a small industrial unit area with residential properties. The site has several field boundary dividing the site. The railway line runs along its northern boundary. It is isolated from the village of Hullavington and mainly to open countryside. The site abuts the Hullavington Airfield conservation area. Access comes from the main road towards the village (C1), the A429 or from several narrow roads through the site.</u>	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	<u>The site is predominately a greenfield site and would have some adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. Mature trees and hedgerow form the boundaries to the site and divide up the site into several fields. However, the site is currently in arable use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.</u>
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including	<u>The site is predominately a greenfield site. There are no statutory or non-statutory designations for nature conservation covering the site. the site level the grassland will need to be surveyed for assemblage diversity and type. The hedgerows within the site contribute to primary connectivity for a range of wildlife within the wider</u>

buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	<u>surrounding landscape and the slightly denser area of trees to the northern end may be important for bats, dormice and nesting birds. The protection and enhancement of protected and notable species recorded in this area will need consideration through appropriate mitigation measures. Buildings on the adjacent airfield support Annex II bat species, therefore it is vital that connectivity of habitat is retained and maintained within any adjacent development to ensure no change in the functionality of the landscape for these bats. Lighting may also be an issue as it will be necessary to create/retain/maintain dark corridors which may need to be up to 15m within the site, if surveys show key flight lines for bats. Accordingly, an ecological assessment would be required to support any planning applications.</u>
3. Result in greater community engagement with biodiversity?	<u>It is unlikely that development of this site would lead to greater community engagement with biodiversity.</u>
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	<u>There are no river corridors within or adjacent to this site. Protection should be given to mature existing hedgerows, provide habitat connectivity to the wider countryside and are potentially suitable for use by bats, badger, reptiles, and amphibians. Green corridors would be required as part of design of the site.</u>
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	<u>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.</u>
6. Ensure all new developments have regard to and protect BAP habitats/species?	<u>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species.</u>
7. Consider the findings of the HRA in site selection and design?	<u>The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement</u>
8. Maintain the existing extent of ancient woodland sites?	<u>The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at the site boundaries.</u>
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	<u>Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.</u>
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	<u>Not applicable – the site does not fall within one of the Council’s current guidance areas.</u>

11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	<u>The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).</u>
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 1</p> <p><u>The site is predominately a greenfield site. There are no statutory or non-statutory designations for nature conservation covering the site. the site level the grassland will need to be surveyed for assemblage diversity and type. The hedgerows should be retained, where possible, and protected and enhanced within the public realm to ensure longevity and management. The protection and enhancement of protected and notable species recorded in this area will need consideration through appropriate mitigation measures. Buildings on the adjacent airfield support Annex II bat species, therefore it is vital that connectivity of habitat is retained and maintained within any adjacent development to ensure no change in the functionality of the landscape for these bats. Ecological assessment, together with appropriate, robust mitigation and enhancement strategies will be required for this site. Overall likely effects are considered to be moderate adverse against this objective.</u></p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<u>The site is situated on the northern edge of the large village of Hullavington which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is isolated from the village and not connected by a footway and it is uncertain how this would be achievable. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Chippenham or Malmesbury for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and the need to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. Further, there would also need to be a degree of landscape mitigation and sensitive design due to the site's location.</u>
2. Maximise reuse of previously developed land where possible/appropriate?	<u>This is primarily a greenfield site and there is little or no potential for maximising the reuse of previously developed land.</u>
3. Encourage remediation of contaminated land?	<u>On the basis of available evidence, it is considered unlikely that the land would be contaminated and remediation measures required in order to facilitate housing development on the site.</u>
4. Ensure the design and layout of new development supports	<u>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</u>

sustainable waste management?	
5. Protect and enhance soil quality?	<u>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.</u>
6. Protect the best and most versatile agricultural land?	<u>There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.</u>
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<u>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</u>
Assessment outcome (on balance) - -	
Summary of SA Objective 2	
<u>The site is predominately greenfield and is not located on previously developed land. The site is isolated from the village and not connected by a footway and it is uncertain how this would be achievable. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. The agricultural quality of the land is not known, but if found to be best and most versatile its loss would be minor to negligible. Overall effects are therefore judged to be moderate adverse.</u>	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<u>In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. There is limited supply capacity in local distribution mains and a capacity appraisal necessary to determine the scope of network reinforcement. There are no public surface water systems at this location and storm/surface water flows are managed in land drainage systems. In relation to the sewerage network, there is no capacity at the Hullavington sewage treatment works (STW) due to work at Grittleton adding to network. A capacity appraisal would also be required in respect of this. There are no planned investment works up 2020. However there is no evidence to suggest that development of the site for</u>

	<u>housing could not be capable of being supported by planned water and sewerage infrastructure capacity.</u>
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<u>Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. (See above Q1). There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewerage infrastructure to cope with demand notwithstanding current capacity issues and no planned investment works until after 2020 (see Q1 above). Surface water systems provide no design capacity for new site and flows to land drainage systems.</u>
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	<u>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.</u>
4. Consider the need for adequate provision of surface water and foul drainage?	<u>Site falls within a groundwater vulnerability area. There are known surface water disposal issues and conventional surface water systems may not work effectively due to soil/geological conditions. Surface water drainage systems must be sealed as per sewers. Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Ground conditions could render soakaways/infiltration systems problematic to provide. Surface water and foul drainage disposal may be an issue that would need to be addressed through any subsequent planning application process. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</u>
5. Protect, and where possible, improve surface, ground and drinking water quality?	<u>In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency in order to support any subsequent planning application.</u>
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	<u>Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.</u>

Assessment outcome (on balance) - -

Summary of SA Objective 3

The site is within Groundwater Source Protection Zone 2 therefore any subsequent detailed development proposals would need to provide mitigation. Further advice would need to be sought from the Environment Agency. There is no evidence to suggest that development of the site for housing could not be supported by suitable and timely investment of additional water supply and sewerage infrastructure to cope with demand, nonetheless both will require capacity appraisals to ensure adequate infrastructure can be provided. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including sustainable drainage measures (SuDS) to control the risk of surface water flooding. However, mitigation could be problematic due to ground conditions. Further guidance can be found in the Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Overall it is considered that there are likely moderate adverse effects against this objective.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

1. Maintain and improve local air quality?

The site is not located within an Air Quality Management Area (AQMA) and currently Hullavington does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies as well as the council’s Air Quality Strategy. Such measures may, where appropriate and feasible, include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.

2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?

Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.

The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise and light).

	<p><u>The sewage treatment works are approximately 20m west of the site and therefore an odour assessment will be necessary to ensure that properties are not vulnerable to odour nuisance.</u></p> <p><u>The railway line is on the northern boundary of the site and is elevated on an embankment at this location. There is also a karting facility to the south eastern corner of the site and activities take place at Hullavington Airfield. Therefore would require noise and vibration assessments to ensure that properties are not vulnerable to noise and vibration nuisance.</u></p>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	<u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u>
4. Seek to reduce development in or near to AQMAS ⁶¹ ?	<u>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.</u>
5. Ensure that air quality impacts on local biodiversity sites are avoided?	<u>While development of the site may to lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	<u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy</u>

⁶¹ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

	<u>and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.</u>
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	<u>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
Assessment outcome (on balance) - -	
Summary of SA Objective 4	
<u>The site is situated to the north of the village of Hullavington however it is not well related to the services offered at the village level which cannot be access on foot or cycle. Development is likely to increase local car and commuter traffic, and rely on the use of the private car for services and facilities, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy.</u>	
<u>The site does not fall within a designated AQMA and it is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs. The site is within close proximity to the sewerage works and railway line (air, noise and light pollution). An odour assessment will be required due to the proximity of the sewage treatment works to the west of the site, and a noise and vibration assessment will be required also. The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of properties within the site and properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy.</u>	
<u>Overall due to the size of the site and therefore likely car movements and air emissions, effects are considered likely to be moderate adverse against this objective.</u>	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	<u>Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.</u>
2. Promote the development of	<u>Promotion and development of low carbon sources could be brought about through the design and planning</u>

renewable and low carbon sources of energy?	<u>process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.</u>
3. Promote energy efficiency in buildings and new development?	<u>Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.</u>
4. Minimise contributions to climate change through sustainable building practices?	<u>Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.</u>
Assessment outcome (on balance) -	
Summary of SA Objective 5a	
<u>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in ‘Delivering strategic objective 2: to address climate change’ and the related ‘Core Policy 41: Sustainable construction and low carbon energy’ of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Likely effects are considered to be minor adverse against this objective.</u>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<u>The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Surface water and foul drainage disposal may be an issue that would need to be addressed through any subsequent planning application process. Localised flooding is known to occur if the stream below the railway bridge at Kingway bridge becomes blocked, the road dip under the bridge floods for several feet in depth and closes the A429. Further guidance can be found in the Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</u>
2. Ensure that development can adapt	<u>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</u>

<p>to the predicted future impacts of climate change?</p>	<ul style="list-style-type: none"> • <u>hotter summers;</u> • <u>milder winters;</u> • <u>increased periods without rain;</u> • <u>increased intensity in rainfall; and</u> • <u>more extreme weather events.</u> <p><u>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</u></p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p><u>The site has the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form. Consideration should therefore be given to the inclusion of Sustainable Drainage Systems within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Surface water and foul drainage disposal may be problematic to mitigate due to ground conditions. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</u></p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p><u>The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. (Also see comments in response to 5.1 and 5.3 above).</u></p>
<p>5. Protect and enhance the natural function of floodplains?</p>	<p><u>In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.</u></p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 5b</p> <p><u>The site is located within Flood Zone 1. Surface water and foul drainage disposal may be an issue that would need to be addressed through any subsequent planning application process. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. As such, the development of this part of the site is likely to lead to an exacerbation of flood risk from fluvial sources. No details of drainage exist as yet but there is potential to introduce pollution prevention measures. Any planning application for development of the site should be supported by a Flood Risk Assessment.</u></p> <p><u>Overall effects are considered to be moderate adverse against this objective.</u></p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p>	

Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<u>There are no Listed Buildings or Schedule Monuments in close proximity of the site. The site is adjacent to the conservation area, with two non-listed hangars adjacent to the southern boundary of the site. It would be likely that development on this site would have an effect on the significance of the designated heritage asset.</u>
2. Ensure appropriate archaeological assessment prior to development?	<u>Assessments of the archaeological potential has been undertaken and the sensitivity of this site is low. On the basis of available evidence, there may be a need to undertake further archaeological assessments to support any subsequent development of the site. Assessments of the potential historic landscape have been undertaken and the sensitivity of this site is medium. The site is described as modern fields which consolidated earlier post medieval fields and medieval fields. This is described as possibly once medieval open fields which are uncommon survivals.</u>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	<u>The site is predominantly greenfield and contains some existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.</u>
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<u>Through the application of national policy/local policy, the development of the site for housing would deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. Through the application of legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is adjacent to the conservation area, with two non-listed hangars adjacent to the southern boundary of the site. It would be likely that development on this site would have an effect the significance of the designated heritage asset.</u>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	<u>No heritage asset at risk present on site.</u>
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	<u>The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.</u>
Assessment outcome (on balance) -	

Summary of SA Objective 6

The closer development is located to the conservation area and hangars, the more harm would be caused to the setting of the heritage. Development towards the western part of the site away from the conservation area would be capable of mitigation through appropriate design and siting in the event an Historic Impact Assessment reveals it's necessary to do so. Archaeological sensitivity of the site is medium therefore an archaeological assessment would be required.

Overall likely effects are considered to be minor adverse against this objective.

SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place

Decision Aiding Questions. Will the development site...

1. Protect and enhance the landscape character and scenic quality of the countryside?

The Landscape Character of this site falls within the limestone lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation to mitigate / enhanced visual impact as edge of village onto open countryside which could include sensitive planting, incorporating green infrastructure buffers to hedges, use of materials to reflect local built vernacular and buffers to screen view point from site.

2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?

In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.

3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	<u>The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.</u>
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ⁶² ?	<u>The site lies outside of the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.</u>
5. Protect rights of way, open space and common land?	<u>In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. PRoW (HUL8) passes through the middle of the site from north to south which may require diversion, which may add to travel times and affect the amenity value of the path. Assuming these rights of ways remain open during construction and operation, no adverse effects are likely. It is likely that development in this location would therefore have an impact on views from the public rights of way, although this footpath could be retained as part of the development. It would be hoped that additional connectivity from the site to existing networks could be achieved.</u>
6. Protect the Western Wiltshire Green Belt from inappropriate development?	<u>The site would not result in impacts to the Western Wiltshire Green Belt.</u>
Assessment outcome (on balance) - -	
Summary of SA Objective 7 <u>The site is isolated and in open countryside to the northern of the built edge of Hullavington and is predominately agricultural land. Housing development</u>	

⁶² Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

at this site would result in housing being extruded out into the countryside, with a large presentation to the A429 and a moderate adverse impact on the visual amenity of this part of the village. The level of effect would depend on the design of the development and employment of appropriate mitigation measures such as hedgerow and mature vegetation where possible. There are no landscape designations in this area. Development of this site is not considered likely to have significant adverse effects on existing areas of green infrastructure, publicly accessible open space or other recreational facilities. Assuming that the rights of ways remain open during construction and operation, no adverse effects are likely. The site is of a size which could deliver areas of public open space or green infrastructure within the site.

Overall likely effects are considered to be moderate adverse against this objective.

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	<u>The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements..</u>
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	<u>Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.</u>
3. Ensure adequate provision of land to meet housing needs?	<u>In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.</u>
4. Have regard to the settlement hierarchy?	<u>In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.</u>
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	<u>In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.</u>
6. Consider the emerging Neighbourhood Plans?	<u>The Neighbourhood Plan is at its infancy stage but is minded to allocate sites for the delivery of local housing targets. However at this time the plan is not considered sufficiently advanced.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	<u>In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.</u>

Assessment outcome (on balance) + + +

Summary of SA Objective 8

The whole SHLAA site provides capacity for approximately 1200 - 1500 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire’s housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would have a major positive benefit in terms of meeting the aim of SA Objective 8.

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities
Decision Aiding Questions. Will the development site...

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	<u>In accordance with national policy/local plan policy, the development of the site would provide opportunities through high quality design and access for social integration and thereby reduce crime/the fear of crime.</u>
2. Promote design of buildings and spaces to reduce obesity?	<u>In accordance with national policy/local plan policy and best practice. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.</u>
3. Promote the design of buildings and spaces to meet the changing needs of the population?	<u>In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.</u>
4. Ensure that new development will be accessible to health facilities, and	<u>There is no doctor’s surgery located within Hullavington however the site falls within the catchments of Jubilee Field Surgery, (approximately 5 miles) Hathway Surgery in Chippenham (approximately 6 miles), Tolsey Practice Area in</u>

that they are able to cope with the additional demand?	<u>Sherston (approximately 8 miles) and Malmesbury Primary Area Centre (approximately 5 miles). Mitigation would be required to cater for additional patient demand.</u>
5. Maximise opportunities within the most deprived areas?	<u>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Hullavington area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 005D LSOA, which is amongst the 30% least deprived neighbourhoods in the country⁶³. Development of this site is likely to contribute to improving poverty and deprivation in this area.</u>
6. Reduce rural isolation, including access to services for those without a car in rural areas?	<u>The development of the site would provide housing in a sustainable location in line with the settlement strategy. The site is isolated from the village and not connected by a footway and it is uncertain how this would be achievable. Accordingly, there is lessened potential to reduce rural isolation.</u>
7. Support the development of community campuses?	<u>Development of community campuses is directed to the town level and therefore this is not appropriate for this site.</u>
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<u>A development of this size would need to be supported by a new primary school. Malmesbury Secondary School is also full but capable of expansion. Mitigation would be required to cater for additional pupil demand.</u>
Assessment outcome (on balance) - -	
Summary of SA Objective 9	

⁶³ English indices of deprivation (DCLG, 2015)

The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The site is not within reasonable walking or cycling proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. A development of this size would need to be supported by a new primary school. Mitigation would be required to cater for additional secondary school pupil demand and patient demand in the health services. Overall, effects are considered likely to be moderate adverse against this objective.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	<u>In accordance with national policy/local plan policy and best practice, the development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking routes to local services / facilities/employment. The site is isolated from the village and not connected by a footway and it is uncertain how this would be achievable.</u>
2. Ensure new development incorporates facilities and infrastructure for cyclists?	<u>Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.</u>
3. Improve the jobs/homes balance, to reduce out-commuting?	<u>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site. it is likely that residents would be reliant on the use of a private vehicle. Development of this scale would need to address transport issues relating to Junction 17 of M4.</u>
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	<u>The site is isolated from the village and not connected by a footway and it is uncertain how this would be achievable. Village services and connection to the bus network are not within walking distance and it is likely that residents would be reliant on the use of a private vehicle. The village is served by 2 bus services which run to Chippenham and Malmesbury (nos 37 and 92) with stops along The Street. There is no peak morning service to Malmesbury but there are regular services throughout the remainder of the day to both locations until early evening. Chippenham railway station is beyond walking/cycling distance. Given the limited services within Hullavington it is however likely that residents would be reliant on the use of a private vehicle.</u>

Assessment outcome (on balance) - -

Summary of SA Objective 10

The site is located in the north of the large village of Hullavington. The site is isolated from the village and not connected by a footway and it is uncertain

how this would be achievable. Village services and connection to the bus network are not within walking distance and it is likely that residents would be reliant on the use of a private vehicle.

Overall effects are therefore judged to be moderate adverse.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?

Not relevant to this location.

2. Support the rural economy?

The site would significantly boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.

Assessment outcome (on balance) + + +

Summary of SA Objective 11

Development will also increase the local population, could contribute to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Hullavington village. Overall it is considered that it is likely that there would be no adverse effect and whilst there no known specific regeneration benefits of the site for housing development, the allocation of this site would have a major positive effect against the aim of SA Objective 11.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?

The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.

2. Provide a focus for development in Salisbury and Trowbridge?

The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site

	<u>for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.</u>
Assessment outcome (on balance) + +	
Summary of SA Objective 12	
<u>The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would positively meet the aim of SA Objective 12.</u>	

Site 797 - Manor Farm, Kington St Michael

Site context	
Site size: 1.74ha Site capacity: approximately 42 dwellings The site is flat pasture fields, in use for poultry rearing. Area is characterised by open countryside to the west. Residential to the south and east overlook the site in various places. There is the primary school to the north. Hedgerows and some mature trees on boundaries. To the south of the site is situated Kingston Manor and associated buildings. There is a well used PRow running the length of the eastern boundary and a spur in the south to the west also.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. However, the site is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. There are no environmental designations within or in immediate proximity to the site. However, the protection and enhancement of protected and notable species recorded in this area will need consideration through appropriate mitigation measures. Agricultural fields bordered by hedgerow on eastern boundary. Hedgerow (UK BAP Priority Habitat) should be retained where possible and enhanced, and should not form domestic curtilage to ensure its long term protection and viability. Potential for roosting bats, barn owls and nesting birds in buildings and would need to be assessed. The precautionary principle must be applied and ecological assessment at site level to support individual planning applications will be required.

3. Result in greater community engagement with biodiversity?	There are no designated or non-designated biodiversity features within or adjacent to this site. Development of this site could lead to greater community engagement with biodiversity through connectivity with the PRoW network.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows and trees along the boundaries. Development of the site for housing would have the potential to make suitable provision for buffers to protect any biodiversity features.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site is bordered by hedgerow on eastern boundary. Hedgerow (UK BAP Priority Habitat) should be retained and enhanced, and should not form domestic curtilage to ensure its long term protection and viability. The development of the site for housing would be capable of delivering biodiversity improvements.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries in the interest of visual amenity.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGS) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) -	
Summary of SA Objective 1	
The site is on flat farmland / grazing fields in use for poultry rearing. Hedgerow (UK BAP Priority Habitat) should be retained and enhanced, and should not form	

domestic curtilage to ensure its long term protection and viability. Potential for roosting bats, barn owls and nesting birds in buildings would need to be assessed. The precautionary principle must be applied and ecological assessment at site level to support individual planning applications will be required. Minor adverse effects likely with potential for mitigation.

Overall likely effects are considered to be minor adverse against this objective.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is situated on the edge of the large village of Kingston St Michael which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and bus stops are present at several locations along the main road of the village (Honey Knob Hill) providing connectivity to the public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Chippenham or Malmesbury for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location and relationship within the Conservation Area and nearby Listed buildings.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield arable land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team</p>
<p>5. Protect and enhance soil quality?</p>	<p>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.</p>

6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site is greenfield and is not located on previously developed land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p> <p>Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 2 which would otherwise preclude the allocation of this site. Likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local plan policy / practice, the development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. There is capacity from local mains for water supply. For foul water connecting flows may require upsizing works to bolster downstream network. There is no design capacity available in existing sewerage water system. Development of the site would be unable to proceed without satisfactory outfall for surface water flows. No planned investment works are scheduled until after 2020. However, there is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. (Also see response to Q1).
3. Ensure the installation of water saving measures such as rainwater	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water

harvesting and water metering?	utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Disposal of surface water is likely to be an issue and may require crossing of third party land, and may require pumping to obtain an outfall. The catchment is above Sutton Benger where there are reported flood risk issues when the River Avon is high. There is particular issue relating to capacity of the bridge - housing estate in a low spot. Consideration should be given to the inclusion of SuDS within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. (Also see response to Q1).
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency at any subsequent planning application stage.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 3</p> <p>There is capacity from local mains for water supply. For foul water, connecting flows may require upsizing works to bolster the downstream network. There is currently no capacity available in the existing sewerage water system. Site unable to proceed without satisfactory outfall for surface water flows. Disposal of surface water could be an issue and may require crossing of third party land and may require pumping to obtain an outfall. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency at any subsequent planning application stage. Consideration would need to be given to the inclusion of SuDS to control the risk of surface water flooding from impermeable surfaces. Overall it is considered that there are likely significant moderate adverse effects against this objective.</p>	
SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	

Decision Aiding Questions. Will the development site...	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Kington St. Michael does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies as well as the council's Air Quality Strategy.</p> <p>Such measures may, where appropriate and feasible, include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

4. Seek to reduce development in or near to AQMAS ⁶⁴ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p>The site is in a central location to the village of Kington St Michael and is within an accessible location to the services offered at the village level. Development is likely to increase local commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality although the site is within a central location and village services could be accessed by cycle or by foot. Development is likely to lead to increases in traffic on local roads which may adversely affect air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality</p>	

⁶⁴ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

<p>Strategy. The site does not fall within a designated AQMA and is unlikely to adversely affect any AQMA elsewhere within the count. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour, light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan. Overall likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions Decision Aiding Questions. Will the development site...</p>	
<p>1. Minimise emissions of greenhouse gases and ozone depleting substances?</p>	<p>Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.</p>
<p>2. Promote the development of renewable and low carbon sources of energy?</p>	<p>Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.</p>
<p>3. Promote energy efficiency in buildings and new development?</p>	<p>Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.</p>
<p>4. Minimise contributions to climate change through sustainable building practices?</p>	<p>Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 5a</p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon</p>	

energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Likely effects are considered to be minor adverse against this objective.	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. Disposal of surface water is likely to be an issue and may require crossing of third party land, as well as pumping to obtain a suitable outfall. Consideration should be given to the inclusion of SuDS within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.
2. Ensure that development can adapt to the predicted future impacts of climate change?	As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience: <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	Disposal of surface water likely to be an issue and may require crossing of third party land and may require pumping to obtain an outfall. Whilst conventional soakaways/infiltration measures may not be effective, the site has the potential to accommodate some appropriate SuDS measures to manage surface water run-off from built form. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. (Also see comments in response to 5.1 & 5.3 above).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.

Assessment outcome (on balance) - -

Summary of SA Objective 5b

The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Disposal of surface water likely to be an issue and may require crossing of third party land and may require pumping to obtain an outfall. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Development of the site may lead to localised surface water flooding. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. A planning application would need to be supported by a comprehensive Flood Risk Assessment.

Overall likely effects are considered to be moderate adverse against this objective.

SA objective 6. Protect, maintain and enhance the historic environment
Decision Aiding Questions. Will the development site...

1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site lies wholly within the designated Kington St Michael Conservation Area. This part of the Conservation Area is characterised by Manor Farm and its grounds. The farmhouse is set back from the road with an attractive paddock to the front. Land to the rear of the farm comprises a number of buildings but is predominantly open in character and provides a distinct visual and physical separation of more modern estate housing to the north and the historic Kington Manor House to the south.. The site is in close proximity to the Listed Buildings and spreads back beyond the historic building line which is principally ribbon development. There are no scheduled Monuments within close proximity of the site. Development at this site is likely to have a significant effect on the Conservation Area, listed buildings and their settings. It would not seem capable of mitigation.
2. Ensure appropriate archaeological assessment prior to development?	On the basis of available evidence, there would be a need to undertake further archaeological assessments to support any subsequent development of the site. Assessments of the archaeological potential and the potential historic landscape have been undertaken and the sensitivity of this site is medium. The site is described as modern settlement on site of historic farmstead. Some elements of the post medieval (or earlier) farmstead still exist in this area and remain a legible reminder of the past character.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate	The site is within the heart of the Kington St Michael Conservation Area. The nucleus of the village has developed eastwards of the Medieval Church and Manor Grounds. This older core of the village is characterised by its fairly wide Market Street flanked by an irregular building line, sometimes continuous but with a variety of building styles and rooflines. The variety of

<p>design, taking into account the management objectives of Conservation Areas?</p>	<p>past development gives a very compact and distinctly Cotswold character to the village. The Conservation Area also encompasses the back boundaries of gardens. This part of the Conservation Area is characterised by Manor Farm and its grounds. The farmhouse is set back from the road with an attractive paddock to the front. Land to the rear of the farm comprises a number of buildings but is predominantly open in character and provides a distinct visual and physical separation of more modern estate housing to the north and the historic Kington Manor House to the south.</p> <p>It is considered likely that development on this site would have an effect on the significance of the conservation area of Kington St Michael.</p>
<p>5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?</p>	<p>No known heritage asset at risk present on site.</p>
<p>6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?</p>	<p>The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.</p>
<p>Assessment outcome (on balance) - - -</p>	
<p>Summary of SA Objective 6</p>	
<p>The site falls inside of the Kington St Michael Conservation Area. The development here would be unacceptable due to the location and impact on the Conservation Area and on the historic building line which is principally ribbon development; the site development would harm the setting of the heritage assets and the Conservation Area. Overall it is considered that there are significant barriers in regard to SA Objective 6, in relation to potential harmful impact on the Conservation Area which would preclude allocation of this site. Likely effects are considered to be major adverse against this objective.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The Landscape Character of this site falls within the limestone lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. While development would have an effect on Kington St Michael, the site is of a size whereby landscape mitigation could be employed to offset the potential landscape & visual impacts of the site by robust mitigation and enhancement strategies including boundaries to reduce the effect using a landscape buffer of trees shields the development contained within. The site has woodland cover/veteran trees and hedgerow on site, within heritage designation. There is low intervisibility and sensitive visual receptor (residential). The site is within Kington St Michael Conservation Area. There would</p>

	<p>be a requirement for Green Infrastructure buffer to mature hedgerows and trees. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation to mitigate / enhance visual impact as edge of village onto open countryside which could include sensitive planting, use of materials to reflect local built vernacular and buffers to screen view point from site. Housing development at this site would result in potential landscape & visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs⁶⁵?</p>	<p>The site lies outside of the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance through robust mitigation measures the intrinsic character and scenic beauty of the countryside and designated landscape assets.</p>
<p>5. Protect rights of way, open space and common land?</p>	<p>In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. PRowS (KSTM12 and KSTM21) pass through the site which would require diversion, which may add to travel times and affect the amenity value of the path. Assuming these rights of ways remain open during construction and operation, no adverse effects are likely. It is likely that development in this location would therefore have an impact on views from various public rights of way, although these footpaths could be retained as part of the development. The site is of a size where additional connectivity</p>

⁶⁵ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

	through the site to existing networks could be achieved.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site would not result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
Summary of SA Objective 7	
<p>The site is on the rural fringe of Kington St Michael and within Kington St Michael Conservation Area and in close proximity to Listed Buildings, and comprises of flat agricultural land. There are views into the site from a number of locations from residential properties. The level of effect would depend on the design of developments and employment of appropriate mitigation. The site is of a size which could deliver areas of public open space or green infrastructure within the site. Housing development at this site would result in potential landscape & visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies including requirement for GI buffer to mature hedgerows and trees.</p> <p>On the balance of evidence currently available the effects are considered to be minor adverse against this objective.</p>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.

6. Consider the emerging Neighbourhood Plans?	Neighbourhood Plan is seeking to allocate sites for the delivery of local housing targets. However at this time the plan is not considered sufficiently advanced.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) + + +	
<p>Summary of SA Objective 8</p> <p>The whole SHLAA site provides capacity for approximately 42 residential units, which contributes towards Wiltshire’s housing supply. The Core Strategy also requires a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would have a major benefit in terms of meeting the aim of SA Objective 8.</p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities through high quality design and access for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	<p>In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.</p> <p>In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.</p>

<p>4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?</p>	<p>There is no doctor's surgery located with Kington St Michael however the village does fall within the catchments of Sutton Benger (approximately 3.7 miles), Yatton Keynell (approximately 3.6 miles) and Rowden Surgery, Hathaway Surgery and Jubilee Field Surgery in Chippenham (approximately 3 miles). Mitigation would be required to support additional patient capacity.</p>
<p>5. Maximise opportunities within the most deprived areas?</p>	<p>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Kington St Michael area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 008B LSOA, which is amongst the 30% least deprived neighbourhoods in the country⁶⁶. Development of this site is likely to contribute to improving poverty and deprivation in this area.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by the 92 bus route. Given the limited services within Kington St Michael it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</p>
<p>7. Support the development of community campuses?</p>	<p>Development of community campuses is directed to the town level and therefore this is not appropriate for this site.</p>

⁶⁶ English indices of deprivation (DCLG, 2015)

8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	The site falls in the Kington St Michael Church of England Primary School and Chippenham Secondary Schools catchment area. Kington St Michael Primary School has some surplus places. For secondary school provision, the expansion of one or more of the Chippenham Secondary Schools will be required to cater for all of the proposed housing in and around Chippenham and mitigation to support additional capacity to cater for pupils arising from development would be sought.
Assessment outcome (on balance) -	
Summary of SA Objective 9 The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. The primary school has some surplus places. Mitigation would be required to support additional patient capacity within the relevant doctors surgery. Overall it is considered that allocation of this site would have a minor adverse effect on SA objective 9.	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	The eastern boundary of the site included access from the main road that runs through Kington St Michael. There is scope to extend footpath provision to within the site to connect to the existing PRoW network. Opportunities for increasing walking accessibility to facilities are therefore limited.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	The site is well located in terms of access to the local primary school, community shop, café and pub. There is a bus stop at the Ham 120m from site, which is served by 92 service. The 92 serves Chippenham and Malmesbury - no AM bus service but an interpeak and PM peak services. Chippenham railway station is beyond walking/cycling distance. Given the limited services within Kington St Michael it is likely that residents would be reliant on the use of a private vehicle.
Assessment outcome (on balance) -	
Summary of SA Objective 10	

The site is located on the western fringe of the Large Village of Kington St Michael. Direct vehicular access to this site is considered to be achievable off the main road through the village which has a footway. The site is closely related to the village and is within walking distance of the services and facilities within the settlement. There is more limited access to the types of facilities found in higher order settlements such as Chippenham which means residents are likely to rely upon use of the private car to reach larger services and facilities. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village.

Overall likely effects are considered to be minor adverse against this objective.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.

Assessment outcome (on balance) + +

Summary of SA Objective 11
 Development will also increase the local population resulting in a contribution to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Kington St Michael village. Overall it is considered that it is likely that there would be no adverse effect and whilst there no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely to have a positive effect against the aim of SA Objective 11.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
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2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
Assessment outcome (on balance) +	
<p>Summary of SA Objective 12</p> <p>The option does not lead to the loss of designated employment land, although it will lead to a loss of land in agricultural use. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. On balance, the effects are considered mixed/neutral. Overall it is considered that allocation of this site would positively meet the aim of SA Objective 12.</p>	

Yatton Keynell

Site 474b - Land adjacent to The Old Forge, The Street

<p>Site context Site size: 0.27 ha Site capacity: approximately 7 dwellings</p> <p>The site is on flat land which is a residential dwelling (the Old Forge) and garden. It has mature trees on edge / the boundaries. It is surrounded by open countryside with the exception of residential properties to the immediate west and south of the site. The main road into the village is the southern boundary. There is a single land access track to the countryside to the north of the site on the north western boundary of the site.</p>	
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses Decision Aiding Questions. Will the development site...</p>	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some adverse effects regarding fragmentation of existing habitats such as hedgerows on the field boundary. The site is currently in domestic use and it is unlikely that the site is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate	The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. There are no biodiversity designations within or in close proximity to this site. It is a small site of domestic use with hedgerows and trees. Some potential for great crested newt terrestrial habitat. The evidence

mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	base indicates there are few or no ecological issues in relation to this site. However, the precautionary principle must be applied and ecological assessment at site level to support individual planning applications will be required.
3. Result in greater community engagement with biodiversity?	It is unlikely that development of this site would lead to greater community engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There are no river corridors within or adjacent to this site. Development of the site for housing would have the potential to make suitable provision for buffers to protect any biodiversity features.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The site is currently in domestic use and it is unlikely that the site is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.

Assessment outcome (on balance) -

Summary of SA Objective 1

The site is a domestic house and garden, which generally has limited ecological value due to the nature of the land use. At the boundaries there is a mixture of low level fencing and hedgerows with few trees that may support protected species. There is potential to create or enhance habitats. The precautionary principle must be applied and ecological assessment at site level to support individual planning applications will be required. The likely effects are considered to be minor adverse against this objective.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is situated on the edge of the large village of Yatton Keynell which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village (only minor area where footway is absent and several bus stops are present within the village providing connectivity to the public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield arable land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
<p>5. Protect and enhance soil quality?</p>	<p>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil</p>

	contamination at this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
Summary of SA Objective 2	
<p>The site is greenfield and is not located on previously developed land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p> <p>Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 2 which would otherwise preclude the allocation of this site. The likely effects are considered to be minor adverse against this objective.</p>	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<p>In line with national and local plan policy / practice, the development of the site for housing would need to be capable of positively responding to the predicted effects of climate change.</p> <p>There is limited capacity available from local mains which may require network reinforcement if additional capacity is required to serve other development sites in the village. An off-site foul water connecting sewer exists with capacity for foul water flows only (and not storm water). There is no design capacity available in existing storm water system. Development of the site would be unable to proceed without satisfactory outfall for an agreed surface water discharge. There are no programmed investment works until 2020. However, there is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity.</p>
2. Ensure that essential water infrastructure is co-ordinated with all	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not

new development?	be supported by additional water and sewage infrastructure to cope with demand. (see Q1 above). Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	Site falls within a groundwater vulnerability area. There are known surface water disposal issues and conventional surface water systems may not work effectively due to soil/geological conditions. Surface water drainage systems must be sealed as per sewers. There are numerous ponds in the general area indicate a high standing water level and to reach ponds would for the purpose of managing surface water discharge could involve crossing third party land. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency at any subsequent planning application stage.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 3</p> <p>There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand, nonetheless consideration will need to be given to capacity issues in relation to drinking water and sewerage infrastructure in the form of a detailed assessment to support a planning application. The site falls within groundwater vulnerability. Further advice on these matters would need to be sought from the Environment Agency at the detailed planning application stage.</p> <p>There is limited capacity available from local mains which may require network reinforcement if additional capacity is required to serve other development sites in the</p>	

village. An off-site foul water connecting sewer exists with capacity for foul water flows only.

Conventional soakaways/infiltration systems may not work effectively due to soil/geological conditions. Numerous ponds in the general area indicating a high standing water level and to reach ponds would involve crossing third party land. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including sustainable drainage measures (SuDS). Such matters can be addressed appropriately at the detailed design stage in consultation with the Environment agency and water utility companies. Overall it is considered that the effects are considered likely to be moderate adverse against this objective overall.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Yatton Keynell does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies as well as the council's Air Quality Strategy.</p> <p>Such measures may, where appropriate and feasible, include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing.</p> <p>Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts</p>

vibration through the layout, design and/or location of development?	would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ⁶⁷ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.

⁶⁷ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

Assessment outcome (on balance) -

Summary of SA Objective 4

The site is in a south location to the village of Yatton Keynell and is within an accessible location to the services offered at the village level. Development is likely to increase local commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality although the site is within a central location and village services could be accessed by cycle or by foot. Development is likely to lead to increases in traffic on local roads which may adversely affect air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy, such as landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.

The site does not fall within a designated AQM and is unlikely to adversely affect any AQM elsewhere within the county. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour and light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy, for example an acoustic buffer could be required to reduce the impact of the development and pedestrian and cycle linkages can be made with adjoining residential area but likely that car use will increase. A new bus stop could be created and improvements to cycle/walking linkages.

Overall it likely effects are considered to be minor adverse against this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

<p>1. Minimise emissions of greenhouse gases and ozone depleting substances?</p>	<p>Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.</p>
<p>2. Promote the development of renewable and low carbon sources of energy?</p>	<p>Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement</p>

	that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
Summary of SA Objective 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Effects are considered to be minor adverse against this objective.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. The site falls within a groundwater vulnerability area, which will require testing and monitoring for at least 12 months to determine summer and winter water levels. There are known surface water disposal issues and conventional soakaways/infiltration systems may not work effectively.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat</p>

	resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The site falls within groundwater vulnerability. Conventional soakways/infiltration systems may not work effectively. There are numerous ponds in the general area indicate a high standing water level; and to reach ponds for the purpose of discharging surface waters may involve crossing third party land. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. (Also see response to Q5:1 & 3).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
Summary of SA Objective 5b	
<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site falls within groundwater vulnerability. There are numerous ponds in the general area indicating a high standing water level and to reach ponds for the purposes of discharging surface water may involve crossing third party land. No details of drainage exist as yet but there is potential to introduce pollution prevention measures. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>Overall likely effects are considered to be moderate adverse against this objective.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is located approximately 90m north from the grade II Listed Building, The School House and School. The Yatton Keynell Conservation Area is approximately 230m to the north of the site. The site is separated from these listed buildings by vegetation and existing development and it would be unlikely that development on this site would have an effect the significance of the designated heritage asset. The site appears to potentially contain the remains of a smithy according to the late 19 th Century Mapping, its road side position would appear to indicate little impact on the setting of the Conservation Area or listed building (the Old School House) as existing development already surrounds this building. The site would not be in keeping with the historic building line of the southern end of the village. There are no Schedule Monuments in close proximity of the site.

2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as low and it is noted that there is no need to undertake further archaeological assessments to support any subsequent development of the site. An assessment of the potential historic landscape has been carried out and the sensitivity of this site has been assessed as 'high'. The site is described as an historic core of village' with issues relating to the historic character and layout of the settlement. An Historic Landscape Characterisation Assessment will be required to be undertaken to support development at this site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The Yatton Keynell Conservation Area is approximately 230m to the north of the site. The site appears to potentially contain the remains of a smithy according to the late 19 th Century Mapping its road side position would appear to indicate little impact on the setting of the Conservation Area or listed building (the Old School House Grade II) as existing development already surrounds this building.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	No heritage asset at risk present on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 6</p> <p>Development on this site is likely to give rise to negative impacts on the historic environment of Yatton Keynell. It is likely that there would be little impact on the settings on nearby Conservation Area but would need to be considered in the design and layout of any future development. The site would not be in keeping with the historic building line of the southern end of the village. An Historic Landscape Characterisation Assessment will be required to be undertaken to support development at this site. Overall it is considered that there are moderate adverse effects in regard to SA Objective 6.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape	The Landscape Character of this site falls within the limestone lowland typology. It is of moderate character, in good

<p>character and scenic quality of the countryside?</p>	<p>condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. The site adjacent to Cotswold AONB, which has the highest status of protection in relation to landscape and scenic beauty and would have a requirement for Green Infrastructure buffer to mature trees, with low intervisibility and sensitive visual receptors (residential). The site is reasonably well enclosed from the wider landscape, but occupies a prominent position in relation to the historic linear building line of the village. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation to mitigate / enhanced visual impact as edge of village onto open countryside which could include sensitive planting, use of materials to reflect local built vernacular and buffers to screen view point from site. Housing development at this site would result in potential landscape & visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies however this would reduce the amount of development at this location.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>Given the size of the site development for housing would not offer the potential to deliver a comprehensive network of Green Infrastructure.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management</p>	<p>The site is adjacent to the Cotswold AONB, which has the highest status of protection in relation to landscape and scenic beauty. The site is reasonably well enclosed from the wider landscape, but occupies a prominent position in relation to the rest of the village which has an historic linear building line. It is likely that significant landscaping would be required to ensure</p>

objectives, in particular for the three local AONBs ⁶⁸ ?	appropriate protection and enhancement of the area, which may not be feasible.
5. Protect rights of way, open space and common land?	Development in this location would not result in loss of amenity greenspace or common land. PRoW (YKEY12) lies to the north west on the site along the track. If access is required for the site through this track then consideration will have to be given to the PRoW, both during construction phase and once completed. It is likely that development in this location would therefore have an impact on views from the PRoW to the north of the site. The site is of a size where additional connectivity through the site to existing networks could not be achieved.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site would not result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	
Summary of SA Objective 7	
<p>The site is adjacent to the Cotswold AONB, which has the highest status of protection in relation to landscape and scenic beauty. Mitigation of effects from development of this site on the AONB would likely be problematic to mitigate. The site adjoins the built edge of southern edge of Yatton Keynell and is in domestic use. The site is reasonably well enclosed from the wider landscape, but occupies a prominent position in relation to the historic linear building line of the village. The site would have a requirement for GI buffer to mature trees. Housing development at this site would result in potential landscape & visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. There are views into the site from a number of locations from residential properties, the Cotswold AONB to the west and open countryside to the north and east. The level of effect would depend on the design of developments and employment of appropriate mitigation such as the retention of hedgerows and mature vegetation where possible. The site is not of a size which could deliver areas of public open space or green infrastructure within the site. The development of the site would not affect publicly accessible open space, green infrastructure, or recreation facilities. PRoW (YKEY12) lies to the north west on the site along the track. If access is required for the site through this track then consideration will have to be given to the PRoW, both during construction phase and once completed.</p>	

⁶⁸ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

On the balance of evidence currently available the effects are considered to be moderate adverse against this objective.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site would help boost the local supply of housing. However, as the capacity of the site is only 7 dwellings opportunities to deliver affordable housing are likely to be limited, in accordance with national policy requirements then at this point in time.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	There is no known emerging Neighbourhood Plan.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for up to approximately 7 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire's housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy. Overall it is considered that there would be a minor positive effect on SA Objective 8.	

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities through high quality design and access for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is a doctor’s surgery, Jubilee Field Surgery located in Yatton Keynell (0.2 miles). Mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Yatton Keynell area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire’s most deprived quintile group of Lower Layer Super

	Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 008B LSOA, which is amongst the 30% least deprived neighbourhoods in the country ⁶⁹ . Development of this site is likely to contribute to improving poverty and deprivation in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by the 35 and 635 bus routes. Accordingly, there is the potential to reduce rural isolation.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	The site falls in the Brook Valley Church of England Primary School and Chippenham Secondary Schools catchment area. The primary school is almost full and forecast to remain so. They are on a large site however so expansion should be possible. The numbers of houses are low therefore expansion of the school wouldn't be necessary. Mitigation would be required to support additional pupil capacity. Expansion of one or more of the Chippenham Secondary Schools will be required to cater for all of the proposed housing in and around Chippenham and mitigation to support additional capacity to cater for pupils arising from development would be sought.
Assessment outcome (on balance) -	
Summary of SA Objective 9	
The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. The primary school has some surplus places and given the low capacity of the site this would not need an	

⁶⁹ English indices of deprivation (DCLG, 2015)

expansion of the school however mitigation would be required to support additional capacity for secondary school places. The village has a doctor's surgery although capacity would need to be investigated.

Overall, likely effects are considered to be minor adverse against this objective.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	There is a footway opposite the entrance the site. To facilitate good walking/ cycling connections the road will need to be crossed safely to access the village as there is currently no crossing. PRow (YKEY12) lies to the north west on the site along the track and this could be used to facilitate connectivity to the site.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	This site is considered to be in an accessible location being approximately 550m from a post office; surgery and the primary school are in close proximity to the site. The site is close to Farrells Field bus stop which serves Chippenham (Service 35) on the AM and PM peak and in the interpeak period. Services 74/75 from this bus stop are school services. Chippenham railway station is beyond walking/cycling distance. However, overall, this level of new dwellings is likely to increase travel movements in the area.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is located on the southern fringe of the Large Village of Yatton Keynell. There is a footway opposite the entrance to the site and to facilitate good walking/ cycling connections the road will need to be crossed safely to access the village as there is currently no crossing. The site is related to the village and is within walking distance of the services and facilities within the settlement. There is more limited access to the types of facilities found in higher order settlements such as Chippenham and overall residents are likely to rely upon use of the private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village. On the balance of evidence currently available, the effects are considered to be minor adverse against this objective.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
Summary of SA Objective 11	
Development will marginally increase the local population, which would contribute to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. Overall it is considered that it is likely that there would be no adverse effect and whilst there no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely to have a minor positive effect against the aim of SA Objective 11.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
Assessment outcome (on balance) +	
Summary of SA Objective 12	
The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is	

considered that allocation of this site would positively meet the aim of SA Objective 12.

Site 482 - Land East of Farrells Field, Yatton Keynell

Site context

Site size: 1.32 ha Site capacity: approximately 31 dwellings

The site is flat rough grazing in an L shape with access from a track from the north which accesses the site to the north western boundary. To the east the main road into the Yatton Keynell (B4039) runs parallel to the site. Some mature trees and hedgerows on the boundaries. Small group of houses to the immediate north of site (Farrell Field), a recreational field (school use) to the west of the site, with open countryside on the remaining boundaries. There is a GPSS pipeline that runs across the site.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. However, the site is currently in rough grazing / arable use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. Where possible hedgerows should be retained, protected and enhanced within the public realm to ensure their longevity and appropriate management. There is a woodland corridor along western boundary and spur should be retained as a wildlife corridor. This wooded track provides habitat connectivity to the open countryside. Grassland habitat type needs to be confirmed. The precautionary principle must be applied and ecological assessment at site level to support individual planning applications will be required.
3. Result in greater community engagement with biodiversity?	It is unlikely that development of this site would lead to greater community engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where	There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows and trees along boundaries particularly in the south and west. Development of the site for housing would have the potential to make suitable provision for buffers to protect any biodiversity features. Woodland corridor along western boundary and spur should be

necessary?	retained as a wildlife corridor. This wooded track provides habitat connectivity to the open countryside from the urban/residential area and connects with the school (potential bat roost).
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site is approximately 1.2 km to the east of BBOA (Lesser Horseshoe Bat Buffer) consultation Zone. In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows and woodland). Whilst no existing records of protected species there is a potential for reptiles, badger and nesting birds, ecological assessment would be required.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries in the interest of visual amenity. There are trees which may be worthy of tree preservation orders (TPO).
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) -	
Summary of SA Objective 1	
There are no significant records for protected species within or immediately adjacent to the site although there is a potential and an ecological assessment would be required. Hedgerows should be retained, where possible, protected and enhanced within the public realm to ensure their longevity and appropriate management. The woodland corridor along western boundary and spur should be retained as a wildlife corridor. The precautionary principle must be applied and ecological assessment	

required informing development design, mitigation and enhancement measures. It is advised that there should be a limit to housing densities to ensure adequate buffer adjacent to hedgerows.

Overall likely effects are considered to be minor adverse against this objective.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is situated on the southern edge of the large village of Yatton Keynell which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is within a reasonable walking/cycling distance to the centre of the village and several bus stops are present within the village providing connectivity to the public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to higher order settlements for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>There is a GPS pipeline that crosses the site, which consideration would need to be given to in developing the layout of the site but it is not considered insurmountable at this stage. Overall, it is considered unlikely that the land would be contaminated and remediation measures required in order to facilitate housing development on the site.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team</p>
<p>5. Protect and enhance soil quality?</p>	<p>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.</p>
<p>6. Protect the best and most versatile agricultural land?</p>	<p>There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be to minor negligible.</p>

7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site is greenfield and is not located on previously developed land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. There is a GPS pipeline that crosses the site, which consideration would need to be given to in developing the layout of the site but it is not considered insurmountable at this stage. The agricultural quality of the land is not know, but if found to be best and most versatile its loss would be minor to negligible.</p> <p>Overall likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local plan policy / practice, the development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. There is limited capacity available from local mains which may require network reinforcement which could lead to current capacity for approximately 15 dwellings. Foul water off-site connecting sewer with capacity for foul water (rather than storm water). As such the site may need to be served by a pumped connection. The site is unable to proceed without satisfactory outfall for agreed surface water discharge. There are no programmed investment works until 2020. However there is no evidence to suggest that development of the site for housing would not be capable of being supported by water and sewerage infrastructure capacity. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the design and layout of any new development.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. (Also see response to Q1).
3. Ensure the installation of water saving measures such as rainwater	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water

harvesting and water metering?	utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	Consideration should be given to the inclusion of SuDS within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Site falls within a groundwater vulnerability area. There are known surface water disposal issues and conventional surface water systems may not work effectively due to soil/geological conditions. Storm water disposal could be a major issue which may involve crossing third party land, boreholes etc.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site falls within a groundwater vulnerability area, and further advice would need to be sought from the Environment Agency at any subsequent planning application stage.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 3</p> <p>The site falls within groundwater vulnerability therefore detailed consideration of the potential effects of development on groundwater resources would need to be undertaken to support any subsequent planning application. Further advice on these matters would need to be sought from the Environment Agency at the detailed planning application stage.</p> <p>There is limited capacity available from local mains which may require network reinforcement which could reduce the development potential of the site. In any event, development of the site would be unable to proceed without satisfactory outfall for an agreed level of surface water discharge. Any development at this site would need to check with the relevant statutory undertaker regarding foul drainage disposal. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including sustainable drainage measures (SuDS). Such matters can be addressed appropriately at the detailed design stage in consultation with the Environment agency and water utility companies.</p> <p>Overall effects are considered likely to be moderate adverse against this objective overall.</p>	
SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	

Decision Aiding Questions. Will the development site...	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Yatton Keynell does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies as well as the council's Air Quality Strategy.</p> <p>Such measures may, where appropriate and feasible, include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing.</p> <p>Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

4. Seek to reduce development in or near to AQMAS ⁷⁰ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p>The site is in a southern location to the village of Yatton Keynell and is within an accessible location to the services offered at the village level. Development is likely to increase local commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality although the site is within a central location and village services could be accessed by cycle or by foot. Development is likely to lead to increases in traffic on local roads which may adversely affect air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality</p>	

⁷⁰ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

Strategy, such as landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.

The site does not fall within a designated AQM and is unlikely to adversely affect any AQM elsewhere within the county. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour, light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy, for example an acoustic buffer could be required to reduce the impact of the development and pedestrian and cycle linkages can be made with adjoining residential area but likely that car use will increase. A new bus stop could be created and improvements to cycle/walking linkages.

Overall likely effects are considered to be minor adverse against this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

Summary of SA Objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in ‘Delivering strategic objective 2: to address climate change’ and the related ‘Core Policy 41: Sustainable construction and low carbon energy’ of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Likely effects are considered to be minor adverse against this objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects
Decision Aiding Questions. Will the development site...

1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. The site falls within a groundwater vulnerability area. There are known surface water disposal issues and conventional soakaways/infiltration systems may not work effectively.
2. Ensure that development can adapt to the predicted future impacts of climate change?	As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience: <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The site falls within groundwater vulnerability. There are known storm water disposal issues and conventional soakways/infiltration systems may not work effectively. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any development scheme to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in the Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased

development)?	risk of fluvial flooding from main river and/or ordinary watercourses. (Also see comments in response to 5.1 & 5.3 above).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
Summary of SA Objective 5b	
<p>The site is located within Flood Zone 1. Site falls within groundwater vulnerability and conventional soakaways/infiltration systems for managing storm/surface water may not work effectively. Alternative methods would need to be explored through any subsequent planning application process. Consideration should be given to the inclusion of SuDS within any development scheme to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>Overall likely effects are considered to be moderate adverse against this objective.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	Development in this location is unlikely to cause harm to heritage assets or designations such as listed buildings. Though there are a large number of listed buildings in Yatton Keynell the development should not adversely impact on the setting of these buildings. Quality design should be promoted to ensure that the developments fit in with the character of the area. There are no Scheduled Monuments within close proximity to the site. The Yatton Keynell Conservation Area is approximately 350m to the north of the site. The site is shown on the historic maps as open fields and has been altered in layout from the late 19 th Century Field layout via the encroachment of 20 th Century Housing. These do not appear to have a direct impact on the setting of the Conservation Area or listed buildings.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as medium and further archaeological assessments would be needed to support any subsequent development of the site. An assessment of the potential historic landscape has been carried out and the potential sensitivity of this site is medium. The site is made from modern fields created by altering post medieval and medieval fields, possibly once medieval open fields which are uncommon survivals.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character	The Yatton Keynell Conservation Area is approximately 350m to the north of the site. The site is shown on the historic maps

and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	as open fields and has been altered in layout from the late 19 th Century Field layout via the encroachment of 20 th Century Housing. These do not appear to have a direct impact on the setting of the Conservation Area or listed buildings.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	No heritage asset at risk present on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 6</p> <p>Development on this site is unlikely to give rise to negative impacts on the historic environment of Yatton Keynell. It is in keeping with the historic building lines of development and at such a scale that would be likely to be sympathetic to the rest of the village. It is unlikely that there would be an impact on the settings on nearby Conservation Area however quality design should be promoted to ensure that the developments fit in with the character of the area. An archaeological assessment would be required to determine the archaeological potential of the site at the planning application stage.</p> <p>Overall likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The Landscape Character of this site falls within the limestone lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Yatton Keynell the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees shields the development contained within. The site lies outside of the AONB. The majority of the site is set further from the AONB and is approximately 350m to the north of the site from Cotswold AONB. There are a woodland cover/veteran trees and hedgerows on site, with low intervisibility and sensitive visual receptors (residential). There would be a requirement for Green Infrastructure buffer to mature hedgerows and trees. A detailed

	landscape assessment should be undertaken to assess impacts and identify suitable mitigation to mitigate / enhanced visual impact as edge of village onto open countryside which could include sensitive planting, use of materials to reflect local built vernacular and buffers to screen view point from site. Housing development at this site would result in potential landscape & visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ⁷¹ ?	In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. The site lies outside of the AONB. The access strip to the north of the site is approximately 10m from Cotswold AONB. However the majority of the site is set further from the AONB and is approximately 350m from Cotswold AONB. Consideration of the Cotswold AONB Management Plan should be taken into account when considering future development of the site.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site would not result in impacts to the Western Wiltshire Green Belt.

⁷¹ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

Assessment outcome (on balance) -

Summary of SA Objective 7

The site is located adjacent to the existing settlement boundary adjoins the built edge of southern edge of Yatton Keynell. Development within this village area avoids some of the most highly valued designations. Yatton Keynell is predominately within the AONB to the north of the site. The site lies outside of the AONB. The majority of the site is set further from the AONB and is approximately 350m from Cotswold AONB. It will be particularly important to employ appropriate mitigation such as landscaping as the site is located on the edge of the settlement. Consideration of the Cotswold AONB Management Plan should be taken into account when considering future development of the site. The development of the site would not affect publicly accessible open space, green infrastructure, recreation facilities or public right of way. The site would require a buffer to mature hedgerows and trees. Housing development at this site would result in potential landscape & visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. There are views into the site from a number of locations from residential properties to the north, and open countryside to the remaining boundaries. The level of effect would depend on the design of developments and employment of appropriate mitigation such as the retention of hedgerows and mature vegetation where possible. The site is of a size which could deliver areas of public open space or green infrastructure within the site.

Overall likely effects are considered to be minor adverse against this objective.

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.

expansion?	
6. Consider the emerging Neighbourhood Plans?	There is no known emerging Neighbourhood Plan at this stage.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) + + +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for up to approximately 31 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire's housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would have a major benefit in terms of meeting the aim of SA Objective 8.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities through high quality design and access for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children's play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is a doctor's surgery, Jubilee Field Surgery located in Yatton Keynell (approximately 0.1 miles). Mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some

	social and economic benefits for the Yatton Keynell area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 008B LSOA, which is amongst the 30% least deprived neighbourhoods in the country ⁷² . Development of this site is likely to contribute to the low levels of deprivation experienced in this area. Development of this site is likely to contribute to improving poverty and deprivation in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by the 35 and 635 bus routes. Given the limited services within Yatton Keynell it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	The site falls in the Brook Valley Church of England Primary School and Chippenham Secondary Schools catchment area. The primary school is almost full and forecast to remain so. It is on a large site however so expansion should be possible. As the numbers of houses are reasonably low expansion of the school wouldn't be necessary.. Mitigation would be required to support additional pupil capacity. Expansion of one or more of the Chippenham Secondary Schools will be required to cater for all of the proposed housing in and around Chippenham and mitigation to support additional capacity to cater for pupils arising from development would be sought.

⁷² English indices of deprivation (DCLG, 2015)

Assessment outcome (on balance) -

Summary of SA Objective 9

The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. The primary school has some surplus places and given the low capacity of the site this would not need an expansion of the school however mitigation would be required to support additional capacity for secondary school places. The village has a doctor's surgery although capacity would need to be investigated. Effects are considered likely to be minor adverse against this objective overall.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices
Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking. Direct vehicular access to this site is considered to be achievable either from the B4039 or through Farrell fields, which has a footway.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	This site is considered to be in an accessible location. It will be possible to walk and cycle to a number of significant trip generators in the immediate area (post office, doctor's surgery and school close by but lack of other essential services for food shopping). The site is close to Farrells Field bus stop which serves Chippenham (Service 35) on the AM and PM peak and in the interpeak period. Also served by school services 74 and 75. Chippenham railway station is beyond walking/cycling distance. However given the limited services within Crudwell it is however likely that residents would be reliant on the use of a private vehicle.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is located on the southern fringe of the Large Village of Yatton Keynell. Direct vehicular access to this site is considered to be achievable either from the B4039 or through Farrell fields, which has a footway. The site is closely related to the village and is within walking distance of the services and facilities within the settlement. Types of facilities found in higher order settlements such as Chippenham mean that overall residents are likely to rely upon use of the private car.

Overall likely effects are considered to be minor adverse against this objective.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) + +	
Summary of SA Objective 11 Development will increase the local population, could contribute to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Yatton Keynell village. Overall it is considered that it is likely that there would be no adverse effect and whilst there no known specific regeneration benefits of the site for housing development, the allocation of this site would have a moderate positive effect against the aim of SA Objective 11.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
Assessment outcome (on balance) +	

Summary of SA Objective 12

The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would positively meet the aim of SA Objective 12.

Site 643 - Land at Littlemead Farm, Yatton Keynell

Site context

Site size: 0.75 ha Site capacity: approximately 18 dwellings

The site is on flat grazing/paddock/extended garden from existing farmhouse which is surrounded by outbuildings. It has mature trees and hedgerows on the boundaries. It is surrounded by open countryside with the exception of one residential property to the north of the site. The main road into the village is the eastern boundary of the site. GPSS Pipeline running through the site from north to south.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. However, the site is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The development of the site for housing would be unlikely to lead to significant adverse impacts on designated biodiversity interests within the local area. The field and farmstead are bordered by trees and hedgerows. The existing farm buildings are potential bat roosts and may be used by nesting birds such as Barn Owl and Swallow. Hedgerows should be retained, where possible, protected and enhanced within the public realm to ensure longevity and management. Hedgerows (UK BAP Priority Habitat) provide habitat connectivity to the wider countryside and are potentially suitable for use by bats, badger, reptiles, amphibians (including great crested newt). The potential for great crested newt needs to be established. Existing farm access should be used for site entrance to minimise loss of hedgerow. The site is approximately 1.2km to the east of BBOA (Lesser horseshoe bat buffer) consultation zone. Grassland habitat likely to be agriculturally improved or semi-improved, but would need to be confirmed. The evidence base indicates that there could be significant ecological issues for habitats or species protected under European or domestic legislation, or could be contradictory to CP50. Ecological assessment, together with appropriate, robust mitigation and enhancement strategies is likely to be required for this site.</p>

3. Result in greater community engagement with biodiversity?	It is unlikely that development of this site would lead to greater community engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There are no river corridors within or adjacent to this site. Protection should be given to mature existing hedgerows. Hedgerows (UK BAP Priority Habitat) provide habitat connectivity to the wider countryside and are potentially suitable for use by bats, badger, reptiles, and amphibians. Green corridors would be required as part of design of the site.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multifunctional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site is approximately 1.2 km to the east of BBOA (Lesser Horseshoe Bat Buffer) consultation Zone. In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows and woodland). Whilst no existing records of protected species there is a potential for reptiles, badger and nesting birds, ecological assessment would be required.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries in the interest of visual amenity.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council's current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) - -	
Summary of SA Objective 1	
The site is on flat grazing/paddock/extended garden from existing farmhouse which is surrounded by outbuildings which have the potential to support bat roosts and	

may be used by nesting birds such as Barn owl and Swallow. Hedgerows should be retained, where possible, and protected and enhanced within the public realm to ensure longevity and management. Hedgerows (UK BAP Priority Habitat) provide habitat connectivity to the wider countryside and are potentially suitable for use by bats, badger, reptiles, and amphibians. Ecological assessment required to inform development design, mitigation and enhancements. The existing farm access should be used for site entrance to minimise loss of hedgerow. Grassland habitat likely to be agriculturally improved or semi-improved, and would need to be confirmed. The evidence base indicates that there are significant ecological issues for habitats or species protected under European or domestic legislation, or could be contradictory to CP50. Ecological assessment, together with appropriate, robust mitigation and enhancement strategies will be required for this site. Overall likely effects are considered to be moderate adverse against this objective.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the southern edge of the large village of Yatton Keynell which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is not connected to the village by a footway. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Chippenham or Malmesbury for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield arable land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.

6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site is greenfield. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p> <p>Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 2 which would otherwise preclude the allocation of this site. Likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. There is limited capacity available from local mains which may require network reinforcement if additional capacity is required to serve other development sites in the village. An off-site connecting sewer with capacity for foul water flows (rather than storm water) only exists. There is no design capacity available in existing storm water system. Development of the site would be unable to proceed without a satisfactory outfall for an agreed surface water discharge is provided. There are no programmed investment works until 2020. However, there is no evidence to suggest that development of the site for housing would not be capable of being supported by planned water and sewerage infrastructure capacity.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.

	(Also see response to Q1 above).
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	Consideration should be given to the inclusion of SuDS within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. The site falls within groundwater vulnerability area. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. The developer would need to check with the relevant statutory undertaker regarding foul drainage disposal.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency at any subsequent planning application stage.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 3</p> <p>The site falls within a groundwater vulnerability area therefore detailed consideration of the potential effects of development on groundwater resources would need to be undertaken to support any subsequent planning application. Further advice on these matters would need to be sought from the Environment Agency at the detailed planning application stage.</p> <p>There is limited capacity available from local mains which may require network reinforcement if additional capacity is required to serve other development sites in the village. An off-site connecting sewer with capacity for foul water flows (rather than storm water) only exists. There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand, nonetheless consideration will need to be given to capacity issues in relation to drinking water and sewerage infrastructure in the form of a detailed assessment to support any subsequent planning application. The developer would need to check with undertaker regarding foul drainage disposal. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and</p>	

<p>CIRIA Guidance, Part E, Chapter 25. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including sustainable drainage measures (SuDS). Overall the effects are considered likely to be moderate adverse against this objective overall.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Yatton Keynell does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies as well as the council's Air Quality Strategy.</p> <p>Such measures may, where appropriate and feasible, include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing.</p> <p>Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</p>
<p>3. Mitigate the impacts from uses that</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local</p>

generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ⁷³ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
Summary of SA Objective 4	
The site is to the south of the village of Yatton Keynell. Development is likely to increase local commuter traffic, and rely on the use of the private car for larger services	

⁷³ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

and facilities, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. The site does not fall within a designated AQM and is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour and light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy, for example an acoustic buffer could be required to reduce the impact of the development and pedestrian and cycle linkages can be made with adjoining residential area but likely that car use will increase. A new bus stop could be created and improvements to cycle/walking linkages.

Overall likely effects are considered to be minor adverse against this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

Summary of SA Objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Likely effects are considered to be minor adverse overall against this objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site falls within a groundwater vulnerability area. There are known surface water disposal issues and conventional soakaways/infiltration systems may not work effectively.
2. Ensure that development can adapt to the predicted future impacts of climate change?	As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience: <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The site falls within groundwater vulnerability. There are known storm water disposal issues and conventional soakways/infiltration systems may not work effectively. Consideration should be given to the inclusion of SuDS within any development scheme to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. (Also see comments in response to 5 above).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.

Assessment outcome (on balance) - -

Summary of SA Objective 5b

The site is located within Flood Zone 1. The site falls within the groundwater vulnerability area and conventional soakaways/infiltration systems for managing storm/surface water may not work effectively. Alternative methods would need to be explored through any subsequent planning application process. Consideration should be given to the inclusion of SuDS within any development scheme to control the risk of surface water flooding from impermeable surfaces.

Further guidance can be found in Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Overall likely effects are considered to be moderate adverse against this objective.

SA objective 6. Protect, maintain and enhance the historic environment
Decision Aiding Questions. Will the development site...

1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	Development is unlikely to cause harm to heritage assets or designations such as listed buildings. Though there are a number of listed buildings in Yatton Keynell the development should not adversely impact on the setting of these buildings. There are no Scheduled Monuments within close proximity to the site. The Yatton Keynell Conservation Area is approximately 460m to the north of the site. The site is shown on the historic maps as open fields and retains evidence of a field size that has not changed in excess of 150 years and remains un-subdivided. These do not appear to have a direct impact on the setting of the Conservation Area or listed buildings.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as low and there is no need to undertake further archaeological assessments. An assessment of the historic landscape has been carried out and the sensitivity of this site has been assessed as medium. The site is described as modern fields created by altering post medieval and medieval fields, possibly once medieval open fields which are uncommon survivals.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The Yatton Keynell Conservation Area is approximately 460m to the north of the site. The site is shown on the historic maps as open fields. And retains evidence of a field size that has not changed in excess of a 150 years and remains un-subdivided which does not appear to have a direct impact on the setting of the Conservation Area.

5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	No heritage asset at risk present on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 6</p> <p>Development on this site is unlikely to give rise to negative impacts on the historic environment of Yatton Keynell. It is unlikely that there would be an impact on the settings on nearby Conservation Area however quality design should be promoted to ensure that the developments fit in with the character of the area. Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 6 which would otherwise preclude the allocation of this site. Likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The Landscape Character of this site falls within the limestone lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Yatton Keynell, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees shields the development contained within. There are a woodland cover/veteran trees and hedgerows on site, with low intervisibility and sensitive visual receptors (residential). There would be a requirement for Green Infrastructure buffer to mature hedgerows and trees. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation to mitigate / enhanced visual impact as edge of village onto open countryside which could include sensitive planting, use of materials to reflect local built vernacular and buffers to screen view point from site. Housing development at this site would result in potential landscape & visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and

Infrastructure Strategy?	green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ⁷⁴ ?	In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site would not result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
Summary of SA Objective 7	
<p>The site adjoins the built edge of southern edge of Yatton Keynell. The site is surrounded by open countryside with the exception of a residential property to the north. It would be likely that the site would have to come forward with the adjoining site to the north otherwise it would be an isolated development in open countryside. The level of effect would depend on the design of developments and employment of appropriate mitigation such as the retention of hedgerows and mature vegetation where possible. The development of the site would not affect publicly accessible open space, green infrastructure, recreation facilities or a public right of way.</p>	

⁷⁴ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

Overall likely effects are considered to be minor adverse against this objective.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	There is no known emerging Neighbourhood Plan.
78. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) + +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for up to approximately 18 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire's housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would have a moderate positive effect on SA Objective 8.	

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities through high quality design and access for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is a doctor’s surgery, Jubilee Field Surgery located in Yatton Keynell. Mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Yatton Keynell area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire’s most deprived quintile group of Lower Layer Super

	Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 008B LSOA, which is amongst the 30% least deprived neighbourhoods in the country ⁷⁵ . Development of this site is likely to contribute to improving poverty and deprivation in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by the 35 and 635 bus routes. Accordingly, there is the potential to reduce rural isolation.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	The primary school is almost full and forecast to remain so. It is on a large site so expansion should be possible. As the numbers of houses are reasonably low expansion of the school wouldn't be necessary. Mitigation would be required to support additional pupil capacity. Expansion of one or more of the Chippenham Secondary Schools will be required to cater for all of the proposed housing in and around Chippenham and mitigation to support additional capacity to cater for pupils arising from development would be sought.
Assessment outcome (on balance) -	
Summary of SA Objective 9	
The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. The primary school has some surplus places and given the low capacity of the site this would not need an expansion of the school and that the village has a doctor's surgery although capacity would need to be investigated. There may be some adverse effects on the	

⁷⁵ English indices of deprivation (DCLG, 2015)

amenity for existing residents through increased urbanisation and population numbers and may provide some pressure on local facilities such as schools and doctors surgeries. Overall, likely effects are considered to be minor adverse against this objective.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	There is no footway along the B4039 therefore walking into the village would be dangerous. There would be no opportunities for increasing walking accessibility to facilities. Cycling along the B4039 is less dangerous but not for any considerable distance.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	This site is not considered to be in an accessible location and is poorly related to the settlement. Without a footway it would not be possible to walk to village services. The site is close to Farrells Field bus stop (140m) which serves Chippenham (Service 35) on the AM and PM peak and in the interpeak period. Services 74/75 from this bus stop are school services but again no footway present. Chippenham railway station (beyond walking/cycling distance). Given the limited services within Yatton Keynell it is likely that residents would be reliant on the use of a private vehicle.

Assessment outcome (on balance) - - -

Summary of SA Objective 10

The site is located to the south of the Large Village of Yatton Keynell. Direct vehicular access to this site is considered to be achievable off the B4039 however there is no footway which would make walking into the village dangerous. Accessibility in general is poor for this site. The site is not well related to the village and a significant walking distance to the services and facilities within the settlement without a current footpath. Types of facilities found in higher order settlements such as Chippenham mean that overall residents are likely to rely upon use of the private car.

Overall it is considered that there would be significant major adverse effects on this objective.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
<p>Summary of SA Objective 11</p> <p>Development will increase the local population, could contribute to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Yatton Keynell village. Overall it is considered that it is likely that there would be no adverse effect and whilst there no known specific regeneration benefits of the site for housing development, the allocation of this site would have a minor positive effect against the aim of SA Objective 11.</p>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
Assessment outcome (on balance) +	
<p>Summary of SA Objective 12</p> <p>The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is</p>	

considered that allocation of this site would positively meet the aim of SA Objective 12.

Site OM015 - Land east of Yatton Keynell off B4039, Yatton Keynell

<p>Site context Site size: 1.6 ha Site capacity: approximately 40 dwellings</p> <p><u>The site is on flat rough grazing land. It has hedgerows and mature trees on edge / the boundaries to the east. It is surrounded by open countryside with the exception of residential properties to the immediate west and south of the site. The site can be accessed by a public right of way (single track access) on the western boundary which leads into open countryside and an informal corridor along the eastern boundary.</u></p>	
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses Decision Aiding Questions. Will the development site...</p>	
<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p><u>The site is currently flat rough grazing land/ arable land and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration. There is an opportunity for habitat creation / enhancement of biodiversity on the boundaries of the site.</u></p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p><u>The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. There are no biodiversity designations within or in close proximity to this site. Some potential for great crested newt terrestrial habitat. The evidence base indicates there are few or no ecological issues in relation to this site. However, the precautionary principle must be applied and ecological assessment at site level to support individual planning applications will be required.</u></p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p><u>It is unlikely that development of this site would lead to greater community engagement with biodiversity.</u></p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p><u>There are no river corridors within or adjacent to this site. Development of the site for housing would have the potential to make suitable provision for buffers to protect any biodiversity features.</u></p>

5. Aid in the delivery of a network of multifunctional Green Infrastructure?	<u>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.</u>
6. Ensure all new developments have regard to and protect BAP habitats/species?	<u>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species.</u>
7. Consider the findings of the HRA in site selection and design?	<u>The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement</u>
8. Maintain the existing extent of ancient woodland sites?	<u>The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries.</u>
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	<u>Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.</u>
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	<u>Not applicable – the site does not fall within one of the Council’s current guidance areas.</u>
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	<u>The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</u>
Assessment outcome (on balance) -	
Summary of SA Objective 1	
<u>There are no significant records for protected species within or immediately adjacent to the site although there is a potential and an ecological assessment would be required. Hedgerows where present should be retained, where possible, protected and enhanced within the public realm to ensure their longevity and appropriate management. The precautionary principle must be applied and ecological assessment required informing development design, mitigation and enhancement measures.</u>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p><u>The site is situated on the edge of the large village of Yatton Keynell which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village (only minor area where footway is absent and several bus stops are present within the village providing connectivity to the public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location.</u></p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p><u>This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.</u></p>
<p>3. Encourage remediation of contaminated land?</p>	<p><u>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield arable land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</u></p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p><u>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</u></p>
<p>5. Protect and enhance soil quality?</p>	<p><u>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.</u></p>
<p>6. Protect the best and most versatile agricultural land?</p>	<p><u>There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be negligible.</u></p>
<p>7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?</p>	<p><u>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</u></p>

Assessment outcome (on balance) -	
Summary of SA Objective 2	
<p><u>The site is greenfield and is not located on previously developed land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall it is considered that there are no barriers that could not be overcome in regard to SA Objective 2 which would otherwise preclude the allocation of this site. The likely effects are considered to be minor adverse against this objective.</u></p>	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<p><u>In line with national and local plan policy / practice, the development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. There is no design capacity available in existing storm water system. Development of the site would be unable to proceed without satisfactory outfall for an agreed surface water discharge. There are no programmed investment works until 2020. However, there is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity.</u></p>
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<p><u>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand. (see Q1 above). Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</u></p>
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	<p><u>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.</u></p>
4. Consider the need for adequate provision of surface water and foul drainage?	<p><u>Site falls within a groundwater vulnerability area. There are known surface water disposal issues and conventional surface water systems may not work effectively due to soil/geological conditions. Surface water drainage systems must be sealed as per sewers. There are numerous ponds in the general area indicate a high standing water level and to reach ponds would for the purpose of managing surface water discharge could involve crossing third party land. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E.</u></p>

	<u>Chapter 25.</u>
5. Protect, and where possible, improve surface, ground and drinking water quality?	<u>In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency at any subsequent planning application stage.</u>
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	<u>Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.</u>
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 3</p> <p><u>There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand, nonetheless consideration will need to be given to capacity issues in relation to drinking water and sewerage infrastructure in the form of a detailed assessment to support a planning application. The site falls within groundwater vulnerability. Further advice on these matters would need to be sought from the Environment Agency at the detailed planning application stage. Conventional soakaways/infiltration systems may not work effectively due to soil/geological conditions. Numerous ponds in the general area indicating a high standing water level and to reach ponds could involve crossing third party land. Further guidance can be found in the Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including sustainable drainage measures (SuDS). Such matters can be addressed appropriately at the detailed design stage in consultation with the Environment agency and water utility companies.</u></p> <p><u>Overall it is considered that the effects are considered likely to be moderate adverse against this objective overall.</u></p> <p><u>The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. The site falls within a groundwater vulnerability area, which will require testing and monitoring for at least 12 months to determine summer and winter water levels. There are known surface water disposal issues and conventional soakaways/infiltration systems may not work effectively.</u></p>	
SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	

Decision Aiding Questions. Will the development site...	
1. Maintain and improve local air quality?	<p><u>The site is not located within an Air Quality Management Area (AQMA) and currently Yatton Keynell does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies as well as the council's Air Quality Strategy. Such measures may, where appropriate and feasible, include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</u></p>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<p><u>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</u></p>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	<p><u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy</u></p>

	<u>and advice from relevant bodies.</u>
4. Seek to reduce development in or near to AQMAS ⁷⁶ ?	<u>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.</u>
5. Ensure that air quality impacts on local biodiversity sites are avoided?	<u>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	<u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.</u>
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	<u>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
Assessment outcome (on balance) -	
Summary of SA Objective 4	
<u>The site is in a south location to the village of Yatton Keynell and is within an accessible location to the services offered at the village level. Development is likely to increase local commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality</u>	

⁷⁶ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

although the site is within a central location and village services could be accessed by cycle or by foot. Development is likely to lead to increases in traffic on local roads which may adversely affect air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council’s Air Quality Strategy, such as landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.

The site does not fall within a designated AQMA and is unlikely to adversely affect any AQMA elsewhere within the county. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour and light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy, for example an acoustic buffer could be required to reduce the impact of the development and pedestrian and cycle linkages can be made with adjoining residential area but likely that car use will increase. A new bus stop could be created and improvements to cycle/walking linkages.

Overall it likely effects are considered to be minor adverse against this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

<p>1. Minimise emissions of greenhouse gases and ozone depleting substances?</p>	<p><u>Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in ‘Delivering strategic objective 2: to address climate change’ and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.</u></p>
<p>2. Promote the development of renewable and low carbon sources of energy?</p>	<p><u>Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.</u></p>
<p>3. Promote energy efficiency in buildings and new development?</p>	<p><u>Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.</u></p>

4. Minimise contributions to climate change through sustainable building practices?	<u>Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.</u>
Assessment outcome (on balance) -	
<p>Summary of SA Objective 5a</p> <p><u>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Effects are considered to be minor adverse against this objective.</u></p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects Decision Aiding Questions. Will the development site...</p>	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<u>The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. The site falls within a groundwater vulnerability area, which will require testing and monitoring for at least 12 months to determine summer and winter water levels. There are known surface water disposal issues and conventional soakaways/infiltration systems may not work effectively.</u>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p><u>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</u></p> <ul style="list-style-type: none"> <u>• hotter summers;</u> <u>• milder winters;</u> <u>• increased periods without rain;</u> <u>• increased intensity in rainfall; and</u> <u>• more extreme weather events.</u> <p><u>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</u></p>
3. Promote provision of surface water attenuation measures to reduce the	<u>The site falls within groundwater vulnerability. Conventional soakways/infiltration systems may not work effectively and surface water disposal may be an issue. There are numerous ponds in the general area indicate a high standing</u>

risk of flooding including: Sustainable Drainage Systems?	<u>water level; and to reach ponds for the purpose of discharging surface waters may involve crossing third party land. There is a possibility of flooding from storm water running off road and pavement. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</u>
4. Minimise the risk of flooding to people and property (new and existing development)?	<u>The site is located within flood zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. (Also see response to Q5:1 & 3).</u>
5. Protect and enhance the natural function of floodplains?	<u>In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.</u>
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 5b</p> <p><u>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site falls within groundwater vulnerability. There are numerous ponds in the general area indicating a high standing water level and to reach ponds for the purposes of discharging surface water may involve crossing third party land. No details of drainage exist as yet but there is potential to introduce pollution prevention measures. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</u></p> <p><u>Overall likely effects are considered to be moderate adverse against this objective.</u></p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<u>The site is located approximately 95m to the north east from the grade II Listed Building, The School House and School. The Yatton Keynell Conservation Area is approximately 215m to the north west of the site. The site is separated from these listed buildings by vegetation and existing development and it would be unlikely that development on this site would have an effect the significance of the designated heritage asset. The site is to the north of the residential properties including the old smithy/forge and a couple of cottages (non-designated heritage assets) according to the late 19th Century Mapping. Its location would appear to indicate little impact on the setting of the Conservation Area or listed building (the Old School House) as existing development already surrounds this building. The site would not be in keeping with the historic building line of the southern end of the village. There are no Schedule Monuments in close proximity of the site.</u>
2. Ensure appropriate archaeological	<u>The archaeological potential of the site has been evaluated as low and it is noted that there is need to undertake further archaeological assessments to support any subsequent development of the site. An assessment of the</u>

assessment prior to development?	<u>potential historic landscape has been carried out and the sensitivity of this site has been assessed as 'medium'. The site is described as Post medieval fields which likely consolidated earlier medieval fields with possibly once medieval open fields which are uncommon survivals. An Historic Landscape Characterisation Assessment will be required to be undertaken to support development at this site.</u>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	<u>The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.</u>
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<u>The Yatton Keynell Conservation Area is approximately 215m to the north of the site. There would be little impact on the setting of the Conservation Area or listed building (the Old School House Grade II) as existing development already surrounds this building.</u>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	<u>No heritage asset at risk present on site.</u>
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	<u>The site is not within proximity to result in impacts to the Stonehenge and Avebury WHS and its setting.</u>
Assessment outcome (on balance) - -	
Summary of SA Objective 6	
<u>Development on this site is likely to give rise to negative impacts on the historic environment of Yatton Keynell. It is likely that there would be little impact on the settings on nearby Conservation Area but would need to be considered in the design and layout of any future development. The site would not be in keeping with the historic building line of the southern end of the village. An Historic Landscape Characterisation Assessment will be required to be undertaken to support development at this site. Overall it is considered that there are moderate adverse effects in regard to SA Objective 6.</u>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the	<u>The Landscape Character of this site falls within the limestone lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and</u>

<p>countryside?</p>	<p><u>strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. The site adjacent to Cotswold AONB, which has the highest status of protection in relation to landscape and scenic beauty and would have a requirement for Green Infrastructure buffer to mature trees, with low intervisibility and sensitive visual receptors (residential).</u> <u>The site occupies a prominent position in relation to the historic linear building line of the village. A detailed landscape assessment should be undertaken to assess impacts and identify suitable mitigation to mitigate / enhanced visual impact as edge of village onto open countryside which could include sensitive planting, use of materials to reflect local built vernacular and buffers to screen view point from site. Housing development at this site would result in potential landscape & visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies however this could reduce the amount of development at this location.</u></p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p><u>Given the size of the site development for housing would not offer the potential to deliver a comprehensive network of Green Infrastructure.</u></p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p><u>The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.</u></p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management</p>	<p><u>The site is adjacent to the Cotswold AONB, which has the highest status of protection in relation to landscape and scenic beauty. The site occupies a prominent position in relation to the rest of the village which has an historic linear building line. It is likely that significant landscaping would be required to ensure appropriate protection and</u></p>

objectives, in particular for the three local AONBs ⁷⁷ ?	<u>enhancement of the area, which may not be feasible.</u>
5. Protect rights of way, open space and common land?	<u>Development in this location would not result in loss of amenity greenspace or common land. PRow (YKEY12) lies to the north west on the site along the track. It is likely that development in this location would have an impact on views from the PRow to the north of the site. The site is of a size where additional connectivity through the site to existing networks could be achieved.</u>
6. Protect the Western Wiltshire Green Belt from inappropriate development?	<u>The site would not result in impacts to the Western Wiltshire Green Belt.</u>
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 7</p> <p><u>The site is adjacent to the Cotswold AONB, which has the highest status of protection in relation to landscape and scenic beauty. Mitigation of effects from development of this site on the AONB would likely be problematic to mitigate. The site adjoins the built edge of southern edge of Yatton Keynell. The occupies a prominent position in relation to the historic linear building line of the village. The site would have a requirement for GI buffer to mature trees. Housing development at this site would result in potential landscape & visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. There are views into the site from a number of locations from residential properties, the Cotswold AONB to the west and open countryside to the north and east. The level of effect would depend on the design of developments and employment of appropriate mitigation such as the retention of hedgerows and mature vegetation where possible. The site is of a size which could deliver areas of public open space or green infrastructure within the site. The development of the site would not affect publicly accessible open space, green infrastructure, or recreation facilities. PRow (YKEY12) lies to the north west on the site along the track.</u></p> <p><u>On the balance of evidence currently available the effects are considered to be moderate adverse against this objective.</u></p>	

⁷⁷ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	<u>The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.</u>
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	<u>Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.</u>
3. Ensure adequate provision of land to meet housing needs?	<u>In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.</u>
4. Have regard to the settlement hierarchy?	<u>In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.</u>
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	<u>In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.</u>
6. Consider the emerging Neighbourhood Plans?	<u>There is no known emerging Neighbourhood Plan.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	<u>In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.</u>
Assessment outcome (on balance) + +	
Summary of SA Objective 8	
<u>The whole SHLAA site provides capacity for up to approximately 40 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire's housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would have a moderate positive effect on SA Objective 8.</u>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	

Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	<u>In accordance with national policy/local plan policy, the development of the site would provide opportunities through high quality design and access for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.</u>
2. Promote design of buildings and spaces to reduce obesity?	<u>In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children's play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.</u>
3. Promote the design of buildings and spaces to meet the changing needs of the population?	<u>In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.</u>
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<u>There is a doctor's surgery, Jubilee Field Surgery located in Yatton Keynell (120m). Mitigation would be required to support additional patient capacity.</u>
5. Maximise opportunities within the most deprived areas?	<u>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Yatton Keynell area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most</u>

	<u>deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 008B LSOA, which is amongst the 30% least deprived neighbourhoods in the country⁷⁸. Development of this site is likely to contribute to improving poverty and deprivation in this area.</u>
6. Reduce rural isolation, including access to services for those without a car in rural areas?	<u>The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by the 35 and 635 bus routes. Accordingly, there is the potential to reduce rural isolation.</u>
7. Support the development of community campuses?	<u>Development of community campuses is directed to the town level and therefore this is not appropriate for this site.</u>
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<u>The site falls in the Brook Valley Church of England Primary School and Chippenham Secondary Schools catchment area.</u> <u>The primary school is almost full and forecast to remain so. They are on a large site however so expansion should be possible. The numbers of houses are low therefore expansion of the school wouldn't be necessary. Mitigation would be required to support additional pupil capacity. Expansion of one or more of the Chippenham Secondary Schools will be required to cater for all of the proposed housing in and around Chippenham and mitigation to support additional capacity to cater for pupils arising from development would be sought.</u>
Assessment outcome (on balance) -	
Summary of SA Objective 9	

⁷⁸ English indices of deprivation (DCLG, 2015)

The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. The primary school has some surplus places and given the low capacity of the site this would not need an expansion of the school however mitigation would be required to support additional capacity for secondary school places. The village has a doctor's surgery although capacity would need to be investigated.

Overall, likely effects are considered to be minor adverse against this objective.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	<u>There is a footway opposite one of the possible entrances the site however there is no footway present at the other proposed access. To facilitate good walking/ cycling connections the road will need to be crossed safely to access the village as there is currently no crossing. PRow (YKEY12) lies to the north west on the site along the track and this could be used to facilitate connectivity to the site.</u>
2. Ensure new development incorporates facilities and infrastructure for cyclists?	<u>Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.</u>
3. Improve the jobs/homes balance, to reduce out-commuting?	<u>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</u>
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	<u>This site is considered to be in an accessible location being approximately 550m from a post office; surgery and the primary school are in close proximity to the site. The site is close to Farrells Field bus stop which serves Chippenham (Service 35) on the AM and PM peak and in the interpeak period. Services 74/75 from this bus stop are school services. Chippenham railway station is beyond walking/cycling distance. However, overall, this level of new dwellings is likely to increase travel movements in the area.</u>

Assessment outcome (on balance) - -

Summary of SA Objective 10

The site is located on the southern fringe of the Large Village of Yatton Keynell. There is a footway opposite one of the possible entrances the site however there is no footway present at the other proposed access. To facilitate good walking/ cycling connections the road will need to be crossed safely to access the village as there is currently no crossing. The site is related to the village and is within walking distance of the services and facilities within the settlement. There is more limited access to the types of facilities found in higher order settlements such as Chippenham and overall residents are

<u>likely to rely upon use of the private car</u> Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village. On the balance of evidence currently available, the effects are considered to be moderate adverse against this objective.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	<u>Not relevant to this location.</u>
2. Support the rural economy?	<u>The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.</u>
Assessment outcome (on balance) + +	
Summary of SA Objective 11 <u>Development will increase the local population, which would contribute to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. Overall it is considered that it is likely that there would be no adverse effect and whilst there no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely to have a moderate positive effect against the aim of SA Objective 11.</u>	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	<u>The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.</u>
2. Provide a focus for development in Salisbury and Trowbridge?	<u>The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.</u>

Assessment outcome (on balance) +

Summary of SA Objective 12

The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would positively meet the aim of SA Objective 12.

A.4. Devizes Community Area Remainder

Devizes Community Area Remainder - Stage 3 Assessment Tables

Sites considered in this Area of Search

Site 530 – Fiddington Hill, Market Lavington	Site 374 – R/O 37 White Street, Market Lavington
Site 3268 – Land at the Spring, Market Lavington	Site 1089 – Southcliffe, Market Lavington
Site 2055 – Underhill Nursery, Market Lavington	Site 3443 – Land to the east of Lavington School, Market Lavington
Site 529 – Land at Southcliffe Road, Market Lavington	

Sites being taken forward by Wiltshire Council from this stage to Stage 4

Site 530 – Fiddington Hill, Market Lavington	Site 374 – R/O 37 White Street, Market Lavington
Site 2055 – Underhill Nursery, Market Lavington	Site 1089 – Southcliffe, Market Lavington
Site 529 – Land at Southcliffe Road, Market Lavington	Site 3443 – Land to the east of Lavington School, Market Lavington
<u>Site 3268</u> – Land at the Spring, Market Lavington	

Market Lavington

Site 529 – Land at Southcliffe Road, Market Lavington

<p>Site context</p> <p>Site size: 4.09ha Site capacity: approximately 92 dwellings</p> <p>The area is characterised by open countryside to the south and south east, allotment gardens, paddocks and arable farmland dominate the site. Existing residential development and High Street frontages to the north and west. The site is predominantly flat to the north but rises uphill to the south.</p>	
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>The site is on farmland/amenity space, which generally has limited ecological value due to the nature of the land use, the features at the boundaries such as hedgerows and trees may support protected species. Ecological assessment would be required to support a planning application and further details on the proposals would be required to accurately assess likely impacts. There would be limited potential to create or enhance habitats at a landscape scale and make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation in the local area.</p> <p>Domestic scale outbuildings and arable/semi-improved grassland (allotment land) features are present on site. These features would also need to be subject to ecological assessment at planning application stage to ascertain whether they support protected species and wider biodiversity.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The site is located approx. 860m north-west of the Salisbury Plain SAC/SPA/SSSI. The Market Lavington East County Wildlife Site is situated approximately 650m east of the site.</p> <p>As the site lies within the 6.4km buffer zone for Salisbury Plain SPA mitigation measures would be required in-line with the Management Plan/Habitats Regulations to maintain the integrity of the designated features of the Plain.</p>

3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated/non-designated biodiversity features. The site lies within 1km of the Salisbury Plain SAC/SPA/SSSI (protected Stone Curlew) and hence increased recreational pressure associated with new development would need to be assessed as part of an appropriate assessment for the purposes of designing mitigation to meet the requirements of the Habitats Regulations if the site is taken forward into any subsequent stage of the selection process. With suitable and robust mitigation measures, including setting aside land for habitat creation/bolstering, allocating the site for housing development would be potentially acceptable.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The development of the site for housing would have the potential to make suitable provision for buffers to recognised green corridors. Further planting would significantly improve local Green Infrastructure.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The development of the site would appear to be capable of delivering some multi-functional Green Infrastructure and improve habitat connectivity.
6. Ensure all new developments have regard to and protect BAP habitats/species?	<p>The site hosts a Traditional Orchard which is identified in the BAP as a priority habitat. In addition a Deciduous Woodland BAP priority habitat is located approximately 100m to the south-west of the site.</p> <p>Therefore, in accordance with local plan policy and biodiversity targets, the development of the site for housing would need to maintain and enhance local habitats through additional planting and wider biodiversity improvements.</p>
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	There are no ancient woodland features on, or adjacent to the site. However, the presence of Traditional Orchard priority BAP habitat on site and Deciduous Woodland priority BAP habitat approximately 100m to the south-west would need to be carefully assessed/protected and enhanced. Whilst development of the site may not directly affect the woods, consideration should nonetheless be given to potential impacts associated with construction activity and longer-term recreational pressure.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in	Not applicable – the site does not fall within one of the Council’s current guidance areas.

relevant areas?	
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) -	
<p>Summary of SA Objective 1</p> <p>The site lies within the Council's buffer zones for Salisbury Plain SPA and further assessment would therefore be needed to mitigate potential recreational pressure on protected Stone Curlew. The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment would be required if options at this settlement are taken forward into any subsequent stage of the selection process. A mitigation strategy for recreational pressure on Salisbury Plain SPA has been agreed with Natural England.</p> <p>The presence of priority BAP habitats on-site (Traditional Orchard) and approximately 100m to the south-west (Deciduous Woodland) would necessitate ecological assessment work to be undertaken to support a planning application. Further planting and wider mitigation measures may be required to address any impacts associated with the development of the site, which while considered possible are likely to reduce the capacity of the site. Again, such measures would need to be identified and appropriately designed as part of the planning application process.</p> <p>On balance it is considered that the effects would be minor adverse in relation to SA objective 1 and mitigation is considered possible.</p>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<p>The site is situated on the edge of the local service centre of Market Lavington which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located close to the village core so is within a good walking/cycling distance to the shops and facilities of the village. Bus stops are present at several locations along the main road of the village providing connectivity to the public transport network. However, residents are likely to rely upon use of the private car to access employment and a wider range of services and facilities further afield.</p> <p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. The site lies to the south-east of the village on former allotment gardens/arable farmland and adjacent to the Conservation Area. Given the site's prominence in the landscape setting on the rural fringe of the village and the need to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location and relationship adjacent to the Conservation</p>

	Area and nearby Listed buildings.
2. Maximise reuse of previously developed land where possible/appropriate?	The site largely comprises greenfield land and hence would have no potential for significantly maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is largely located on greenfield land (allotment gardens/orchard/arable farming), as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that significant remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	The site comprises part of a large arable field/orchard/allotment gardens. Therefore, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure is appropriately protected.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a Mineral Safeguarding Area or Waste Site Safeguarding Area.
Assessment outcome (on balance) -	

Summary of SA Objective 2

The site forms part of a large agricultural field that appears to have been used for allotments/orchard/arable farming. Though at a sustainable location near to the village core of local service centre, due to the site being adjacent to the Conservation Area and Listed Buildings it is unlikely that density of housing could be maximised at this site. No detailed assessment has yet been made in terms of soil quality, but development would result in the permanent loss of such resources. The site is within walking/cycling distance of services and facilities within the centre of Market Lavington. Overall this site is considered to have a minor adverse effect in relation to SA Objective 2.

SA objective 3. Use and manage water resources in a sustainable manner

Decision Aiding Questions. Will the development site...

<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>The development of the site for housing would need to be capable of positively responding to the predicted effects of climate change.</p> <p>The capacity of the local sewerage network would need to be investigated further in order to support a planning application. On the basis of evidence gathered to date, there would appear to be limited capacity in local foul water sewers and this may account for recorded incidents of downstream sewer flooding. There are currently no surface water systems in situ within the site.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. As outlined above, a capacity assessment should be undertaken to support any subsequent detailed proposals. Where the pressure exerted by new housing development would lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p> <p>Evidence indicates that water supply capacity and connection is available but that there are limitations in relation to foul,</p>

	storm and surface water systems.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	There are no surface water systems at this location – surface water currently flows to land drainage system. The site lies on the edge of an area underlain by chalk. As such, groundwater issues may arise that would prevent effective attenuation of surface waters. Soakaways/Sustainable Drainage Schemes may work, but soil permeability testing would need to be undertaken to inform the drainage strategy, in line with Wiltshire Council Groundwater Strategy and CIRIA Sustainable Drainage Systems (SuDS) Manual (C753) ⁷⁹ – part E - chapter 25. In addition, foul drainage may also be an issue. Further detailed investigation work would be required to support an allocation/planning application. Where technically feasible, the development of the site would need to make provision for on-site/off-site surface and foul water drainage. As outlined above, this may require statutory easements to be secured and dialogue with the relevant water utilities company would be essential at the detailed design stage.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Protection Zone and hence is unlikely to impact on quality and quantity of groundwater resources.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.

⁷⁹ The SuDS Manual (C753), CIRIA, December 2015.

and Lambourn Floodplain SAC?	
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 3</p> <p>Given the potential delivery capacity of the site, development would lead to an increase in demand for water infrastructure. There is adequate capacity to ensure water supply to the site, however foul and surface water drainage may need to be improved.</p> <p>Drainage issues related to surface water and sewer flooding events have been recorded in the area. Accordingly, a drainage strategy would need to be submitted in support of any planning application. Bearing in mind the site lies on the edge of an area underlain by chalk, consideration would need to be given to infiltration rates and surface water attenuation measures, which could be problematic to achieve given the soil conditions.</p> <p>Due to the potential issues regarding foul water and surface water, and the fact that finding an appropriate drainage strategy could be problematic, this site is scored as moderate adverse for this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maintain and improve local air quality?	<p>The site is not located within an Air Quality Management Area (AQMA). That said, housing development may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely marginally increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within 1 km of key services and facilities in Market Lavington and therefore accessible by foot and cycle. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
2. Minimise and, where possible, improve on unacceptable levels of	Development of the site for approximately 92 dwellings may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Bearing in mind the fact that the site borders an existing

noise, light pollution, odour and vibration through the layout, design and/or location of development?	residential area and footpaths, appropriate mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Appropriate mitigation measures to limit the impacts on local air quality associated with vehicular movements would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ⁸⁰ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Appropriate mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts. An assessment of the potential impacts of housing development on the Ancient Woodland to the south-east of the site, as well as on-site trees and hedgerows would need to be

⁸⁰ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

	undertaken to support any subsequent planning application.
Assessment outcome (on balance) -	
Summary of SA Objective 4	
<p>The site is situated adjacent to south-eastern boundary of the settlement on open arable/former allotment land. The site is not within a designated AQMA, but there would be a need to address impacts associated with construction (short-term) and occupation (longer-term) phases of any potential housing scheme. Measures must be implemented as necessary to mitigate emission levels in line with the council's policies and Air Quality Strategy. In turn the developable area of the site might be reduced. In addition, developers of the site could assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p> <p>A Noise Impact Assessment should be undertaken and submitted with any development proposals. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p> <p>Overall the likely effects against this SA objective are considered to be minor adverse.</p>	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions through the construction and occupation phases of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources will be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency measures will be encouraged through the application/design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for

practices?	the construction phase would also encourage sustainable building practices leading to a reduction in greenhouse gases emissions.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 5a</p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices to lead to a reduction in greenhouse gas emissions.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse impact in relation this SA objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is located within Flood Zone 1 and no evidence exists at this stage to suggest it is affected by other sources of flood risk. There do not appear to be any watercourses in close proximity to the site. The risk of flooding from surface water run-off generated as a result of built development would need to be addressed through appropriate mitigation measures to ensure the surface runoff from the site is not increased beyond greenfield infiltration rates.</p> <p>Given the site's location and proximity to higher ground to the south, development may lead to potential increase in surface water flood risk elsewhere. Notwithstanding the low risk of flooding, a flood risk assessment and drainage strategy would need to be submitted at a subsequent planning application stage, particularly in terms of groundwater/surface water flood risk.</p> <p>The land is close to an area underlain by chalk and there is the potential for high groundwater levels/surface flooding due to groundwater. As such infiltration techniques may be possible, though there would be a need to investigate soil infiltration rates further. There would also be need to introduce pollution prevention measures, and determine appropriate methods of surface water attenuation through a SuDS. Based upon the size of the site, any subsequent planning application would need to be supported by a Flood Risk Assessment.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	The long-term negative effects of housing development could potentially be offset through the delivery of low carbon dwellings and on-site renewable energy generation (e.g. solar voltaics).

3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	Post-development runoff rates should mimic or improve on existing greenfield rates so as not to exacerbate flooding. The site lies on the edge of an area underlain by chalk. Conventional soakaway measures may work, but permeability testing would be required to inform a suitable drainage strategy. The potential to accommodate appropriately scaled SuDS measures to manage surface water run-off from built form would need careful consideration. If technically feasible SuDS would need to be designed in such a manner as to allow long-term positive management of water resources.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. Due to the sloping nature of the site, consideration would need to be given to the control/management of surface water.
5. Protect and enhance the natural function of floodplains?	Development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 5b</p> <p>The site is situated in Flood Zone 1. On site geological/soil conditions may allow conventional soakaways/SuDS to work. However, such measures would need to be investigated through any detailed planning application process, particularly in terms of groundwater/surface water flood risk.</p> <p>Due to surface water flooding issues in Market Lavington and the likely difficulty in achieving a suitable drainage strategy, likely effects are considered to be moderate adverse in relation to SA objective 5b.</p>	
<p>SASA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>Records indicate that the land has medium archaeological potential.</p> <p>From an historic landscape character perspective the site is characterised by allotments created on former post-medieval/medieval fields with a low sensitivity to change (previous landscape character is no longer legible).</p> <p>This site is at the village centre and is adjacent to the Market Lavington Conservation Area. The setting of the Market Lavington Conservation Area would be a key consideration to address in any subsequent planning application process.</p>
2. Ensure appropriate archaeological assessment prior to development?	The land has medium archaeological potential. Records indicated that there is the potential for a Medieval settlement in the vicinity of the site. As a greenfield site, there may be potential for further archaeological assets below ground which may require further evaluation and mitigation. The development of the site would have to ensure that designated/non-designated

	<p>heritage assets are appropriately protected according to their significance.</p> <p>On the basis of available evidence, there would be a need to undertake an archaeological assessment to support any future planning application for the development of the site.</p>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site would not utilise historical buildings, or buildings of significant local interest.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<p>Consideration would need to be given to how housing development on greenfield land would be assimilated into the local landscape. Development of the site for housing would therefore need to maintain and enhance the distinctiveness of the existing urban fringe of the village.</p> <p>In addition, the site is adjacent to the Market Lavington Conservation Area and development would affect its setting. The site lies directly behind the row of High Street Buildings which are listed. The Market Lavington Conservation Area Statement (2002) says that the High Street Buildings are best preserved if their historic setting is maintained as undeveloped. This 'setting' is, in part, defined by the allotment land included within the site (south-east of the Conservation Area). Therefore any development at this site would be in conflict with the management objectives for the Conservation Area.</p> <p>Any proposals for development would need to be cognisant of and work with saved Core Strategy policy HH10, Area of Minimum Change (from the Kennet District Local Plan).</p> <p>A Heritage Impact Assessment would be required to inform proposals and support any subsequent planning application.</p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) - -	
Summary of SA Objective 6	

The site has medium archaeological potential. There is sufficient evidence to suggest the presence of a medieval settlement and archaeological remains in the vicinity of the site. Accordingly a detailed archaeological assessment would need to be undertaken to support any planning application process.

The setting of the Market Lavington Conservation Area would need careful consideration, and it would be difficult to achieve development at this site that aligns with the management objectives for the Conservation Area. A Heritage Impact Assessment would be required to inform proposals and support any planning application.

It is considered that development at this site would have adverse impacts on the setting of the Conservation Area that would be problematic to mitigate, and likely effects are considered to be moderate adverse against this SA objective.

SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place

Decision Aiding Questions. Will the development site...

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The site is located adjacent to the edge of the existing settlement boundary. Development within this village area avoids some of the most highly valued designations. However, Market Lavington is overlooked by higher land associated with the Special Landscape Area/ Salisbury Plain SAC/SPA/SSSI to the south-east. Any development could potentially have a landscape impact and impact through potential increased use of the Salisbury Plain. Consultation with Natural England would be necessary. It will be particularly important to employ appropriate mitigation such as landscaping as the site is located on the edge of the settlement. This mitigation may reduce the capacity of the site.</p> <p>In terms of landscape character the site falls within the Vale of Pewsey (Type 15A – Greensand Vale). It is of moderate character and condition. The County Landscape Character Assessment defines the strategy for this type of land as one of maintaining/managing areas of permanent pasture, wet grassland and meadows. To this end, any subsequent planning application process would need to make provision for strengthening the character and appearance of the area through: tree/hedgerow planting and protecting the allotments to ensure the setting of the Market Lavington Conservation Area is not adversely affected. However, development of the land would lead to an inevitable loss of greenfield land and an urbanising effect when considered in the context of adjacent housing and other land-uses.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>Development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure and bolstering existing habitats through tree/hedgerow planting.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside</p>	<p>Development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces.</p>

for recreation?	
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ⁸¹ ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	Development of the site would have the potential to protect and add to the existing rights of way network, open spaces and common land assets.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable.
Assessment outcome (on balance) -	
Summary of SA Objective 7	
Development of the site for housing would inevitably lead to a loss of greenfield land and extend the urbanising effect of the village. However, the site is relatively well contained and adjacent to existing residential stock. It is also screened, in part, by sporadic trees/hedgerows. Whilst the loss of greenfield land would alter the character and appearance of the site, such impacts would be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity. Overall it is considered that development at this site would likely have minor adverse impacts against this SA objective.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	

⁸¹ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery capacity (approximately 92 dwellings), the development of the site for housing would help boost the local supply of affordable homes in accordance with national/local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	The allocation of the site would boost housing supply to meet local and HMA targeted needs.
5. Have regard to the settlement hierarchy?	The site would appropriately respect the settlement hierarchy (Market Lavington is designated as a Local Service Centre) and thereby reduce the risk of speculative development in unsustainable locations.
6. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
7. Consider the emerging Neighbourhood Plans?	A Neighbourhood Development Plan is in the early stages of preparation. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at this stage.
8. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	If appropriately planned, the development of the site would provide opportunity to increase the range and availability of housing in the village.
Assessment outcome (on balance) + + +	
Summary of SA Objective 8	
<p>The whole SHLAA site provides capacity for approx. 92 residential units (though this may be reduced to accommodate mitigation requirements identified in this assessment). Development at the site would contribute to Wiltshire's housing supply as well as boost the supply of a range of homes in accordance with national and local planning policies. There is an identified need for adaptive affordable housing to address local needs. The site is sustainably located in relation to local services and facilities. Overall the effects on this objective are considered to be major positive.</p>	

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	Development of the site would be capable of providing opportunities for social integration with neighbouring existing housing areas and thereby help reduce crime/the fear of crime through appropriate design.
2. Promote design of buildings and spaces to reduce obesity?	Development of the site would need to provide opportunities to improve cycling and walking routes to local services/facilities/employment.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Development of the site would offer the opportunity to provide flexibly designed accommodation to meet the changing demands of an ageing population in the local area.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	Whilst set within a rural environment, Market Lavington nonetheless contains a GP Surgery. On the basis of evidence available at the time of assessment, capacity is available and the site would be sustainably located in relation to the facility.
5. Maximise opportunities within the most deprived areas?	Development of the site would help increase opportunities for the local community to access a decent home and thereby help reduce deprivation.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the village. Access to village facilities by walking and cycling would be achievable. However, access to other towns in the area would be limited by the current bus timetable.
7. Support the development of community campuses?	The development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	St Barnabus Primary in Market Lavington has surplus places at present and would benefit from housing within the locality to bolster long-term numbers on roll. Lavington Secondary is the catchment school and is already full and forecasted to remain so. The school could be expanded however.
Assessment outcome (on balance) -	

Summary of SA Objective 9

The site is relatively sustainably located on the edge of the village, with access to services and facilities via cycling/walking. On the basis of evidence gathered to date, there would appear to be sufficient capacity in local health facilities at Market Lavington’s GP surgery. The local primary school has spare capacity so additional housing in the village could help support the school. Whilst the local secondary school is currently full, it could potentially be expanded. Whilst there are a number of services and facilities at the village and a regular bus service, the majority of trips to work and wider services and facilities will likely involve use of cars. Overall, the site is considered to have a minor adverse effect against SA objective 9, for which mitigation measures are considered to be achievable.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of the site would have the potential to create links to existing cycling routes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in an accessible location at the heart of the village with good prospects for connectivity to the village centre services and facilities. Whilst there are a number of facilities, services, schools and surgery at Market Lavington, as well as a regular, peak-time bus service, housing development at this site is likely to result in use of the private car to access employment and a wider range of retail and facilities further afield.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is within 1km of key facilities such as schools, health centres or shops and therefore should be considered as being accessible. Residents will be able to walk or cycle to the majority of local facilities without the need to go outside of Market Lavington. Whilst there are regular bus services from the village to towns further afield, it is likely that residents will make use of private car to access employment and facilities in the wider area. The likely effects of development at this site are

considered to be minor adverse against this objective and mitigation are considered to be achievable.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
 Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
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2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
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Assessment outcome (on balance) + +

Summary of SA Objective 11
 Development will increase the local population and could contribute to the local economy through use of local shops and services. Overall, the effects are considered moderate positive.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce
 Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas.
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2. Provide a focus for development in Salisbury and Trowbridge?	Whilst an appropriate level of development would broadly respect the settlement hierarchy and status of the village as a Local Service Centre, it would do nothing to support the role of Salisbury and Trowbridge as the primary focus for growth.
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Assessment outcome (on balance) +

Summary of SA Objective 12
 Development of the site for housing would not result in new employment land. Although the site allocation is for housing, this in itself will generate direct and indirect

construction employment, and will help stimulate the local economy once built. Overall, likely effects are considered to be minor positive.

Site 530 – Fiddington Hill, Market Lavington

Site context

Site size: 1.3ha Site capacity: approximately 31 dwellings

The area is predominantly residential to the south and west. The land rises to the south-east towards Salisbury Plain. Potential for open views into the site from higher land to the south/south east. There are existing farm/nursery buildings across sites 2055/530 that would be lost if development took place on either site.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>The site lies on the edge of the village and approximately 650m from the Salisbury Plain SSI/SAC/SPA to the south-east. The land also rises from the site towards the Salisbury Plain and is relatively open and within arable use. Field boundaries are marked by hedgerows which are a priority habitat and may support protected species. These hedgerows contribute to secondary habitat connectivity in the wider area and as such, the opportunity to improve habitat connectivity would rely upon new planting and protection/bolstering of existing hedgerows.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>Whilst the land in question largely comprises greenfield, agricultural land in arable use, the existing tree belt along the northern boundary and on-site hedgerows would need to be protected and enhanced to improve habitat connectivity.</p> <p>The site is located approx. 650m north-west of the Salisbury Plain SAC/SPA/SSSI. The Market Lavington East County Wildlife Site is situated approximately 380m south-east of the site.</p> <p>The site lies within the 6.4km buffer zone for Salisbury Plain SPA. Therefore mitigation measures would be required in-line with the Management Plan/Habitats Regulations to maintain the integrity of the designated features of the Plain.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>The development of the site for housing would have the potential to increase public access to non-designated biodiversity features. In addition, the site lies within the 6.4km buffer zone for the Salisbury Plain SAC/SPA and the protected Stone Curlew population. Hence increased recreational pressure associated with new development would need to be assessed as</p>

	part of an appropriate assessment for the purposes of designing mitigation to meet the requirements of the Habitats Regulations. With suitable and robust mitigation measures, including setting aside land for habitat creation/bolstering, allocating the site for housing development would be potentially acceptable.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green corridors.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	If appropriate planting is provided to screen the site and bolster habitat connectivity, development would be capable of delivering multi-functional Green Infrastructure in line with local plan policy and planning guidance.
6. Ensure all new developments have regard to and protect BAP habitats/species?	<p>The site lies approximately 380m north-west of Lowland Calcareous Grassland BAP priority habitat associated with the Market Lavington East County Wildlife Site.</p> <p>The site forms part of a much larger set of inter-linked agricultural fields. Trees and hedgerows would, as BAP habitats in their own right, need to be protected through any subsequent planning application process.</p> <p>Therefore, in accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements.</p>
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The site is located approximately 2km from an area of Ancient Woodland (Manor House Woods County Wildlife Site) to the west of the village. Whilst development of the site may not directly affect the woods, consideration should nonetheless be given to potential impacts associated with construction activity and longer-term recreational pressure.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process. A mitigation strategy for the Salisbury Plain has been agreed with Natural England.
10. Consider Wiltshire Council guidance to maintain SAC integrity in	Not applicable – the site does not fall within one of the Council’s current guidance areas.

relevant areas?	
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) -	
Summary of SA Objective 1	
<p>The site is situated on the eastern edge of the village on agricultural land. The land is relatively open and rises to the south-east towards Salisbury Plain, with field boundaries marked by hedgerows and hedgerow trees which are a priority habitat and should be retained and enhanced. The site lies within the 6.4km buffer zone for the Salisbury Plain SPA. Due to the relationship of the site with the Salisbury Plain SPA, an appropriate assessment would be required if options at this settlement are taken forward into any subsequent stage in the selection process. A mitigation strategy for recreational pressure on Salisbury Plain SPA has been agreed with Natural England. Overall it is considered that the effects would be minor adverse in relation to SA objective 1 and mitigation is considered achievable.</p>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<p>The site lies on the edge of the village (local service centre) of Market Lavington which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. Whilst on the eastern extremity of the village, the site is situated in relative proximity to the centre of Market Lavington and thereby a range of services / facilities would potentially be accessible by foot, cycle and public transport. Bus stops are present at several locations along the main road of the village providing connectivity to the public transport network. However, residents are likely to rely upon use of the private car to access employment and a wider range of services and facilities further afield.</p> <p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. The site lies to the extreme east of the village in close proximity to the Salisbury Plain SPA. Given the site's prominence in the landscape setting on the rural fringe of the village, it is unlikely that housing densities could be maximised on this site since there would need to be a degree of landscape mitigation.</p>
2. Maximise reuse of previously developed land where possible/appropriate?	The site forms part of a larger farm unit. Evidence of hard-standings and isolated buildings on site would suggest that part of the site may fall into the definition of previously developed land.

3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	The site comprises part of a set of large arable fields. Therefore, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure is appropriately protected.
6. Protect the best and most versatile agricultural land?	Notwithstanding the current land use, there is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a Mineral Safeguarding Area or Waste Site Safeguarding Area.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site comprises part of a series of agricultural fields and as such, a detailed assessment of soil quality would need to be undertaken in line with local and national policy in order to support any subsequent planning application.</p> <p>The site is within walking/cycling distance of services and facilities within the centre of Market Lavington. However, given the site's prominence in the landscape setting on the rural fringe of the village it is unlikely to be appropriate for housing density to be maximised this site.</p> <p>Overall, likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future	The development of the site for housing would need to be capable of positively responding to the predicted effects of climate

<p>impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>change.</p> <p>The capacity of the local sewerage network would need to be investigated further in order to support a planning application. On the basis of evidence gathered to date, there would appear to be limited capacity in local foul water sewers and this may account for recorded incidents of downstream sewer flooding. There are currently no surface water systems in situ within the site.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. As outlined above, a capacity assessment should be undertaken to support any subsequent detailed proposals. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p> <p>Evidence indicates that water supply capacity and connection is available but that there are limitations in relation to foul, storm and surface water systems.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>There are no surface water systems at this location – surface water currently flows to land drainage system. The site lies on the edge of an area underlain by chalk. As such, groundwater issues may arise that would prevent effective attenuation of surface waters. Soakaways/Sustainable Drainage Schemes may work, but soil permeability testing would need to be undertaken to inform the drainage strategy, in line with Wiltshire Council Groundwater Strategy and CIRIA Sustainable Drainage Systems (SuDS) Manual (C753)⁸² – part E - chapter 25. In addition, foul drainage may also be an issue. Further detailed investigation work would be required to support an allocation/planning application. Where technically feasible, the development of the site may need to make provision for on-site/off-site surface and foul water drainage. As outlined above,</p>

⁸² The SuDS Manual (C753), CIRIA, December 2015.

	this may require statutory easements to be secured and dialogue with the relevant water utilities company would be essential at the detailed design stage.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is partially located within Groundwater Source Protection Zone 2/3. Accordingly, further dialogue with the Environment Agency/Wessex Water would need to be undertaken as part of any subsequent planning application process in order to assess the likelihood of significant effects on the groundwater within the Source Protection Zone. That said, in line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
Summary of SA Objective 3	
<p>Development will lead to an increase in demand for water infrastructure. There is adequate capacity to ensure water supply to the site, however foul and surface water drainage may need to be improved.</p> <p>The site is partially located within Groundwater Source Protection Zone 2/3. Accordingly, further dialogue with the Environment Agency/Wessex Water would need to be undertaken as part of any planning application process.</p> <p>Drainage issues related to surface water and sewer flooding events have been recorded in the area. Accordingly, a drainage strategy would need to be submitted in support of any planning application. Bearing in mind the site lies on the edge of an area underlain by chalk, consideration would need to be given to infiltration rates and surface water attenuation measures which could be problematic to achieve given the soil conditions.</p> <p>Due to the potential issues regarding foul water and surface water, and the fact that finding an appropriate drainage strategy could be problematic, this site is scored as moderate adverse against this objective.</p>	
SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	

Decision Aiding Questions. Will the development site...	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely marginally increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within 1km of key services and facilities in Market Lavington and therefore accessible by foot and cycle. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for circa 31 houses may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Bearing in mind the fact that the site borders a residential area, appropriate mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other</p>	<p>Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Appropriate mitigation measures to limit the impacts of vehicular movements on</p>

particulates?	local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ⁸³ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts. It is considered that development of this site would be unlikely to lead to adverse impacts on habitats used by protected species, or designated as a Natura 2000 site.
Assessment outcome (on balance) -	
Summary of SA Objective 4	

⁸³ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

The site is situated on agricultural land on the eastern edge of the village. Development of the site would likely introduce short-term construction and longer-term occupation (e.g. increased private car usage) disturbance in terms of air quality, noise and lighting among others.

Whilst the site does not lie within a designated AQMA, there would be a need to address impacts associated with construction (short-term) and occupation (long-term) phases of any potential housing scheme. Measures must be implemented as necessary to mitigate emission levels in line with the council's policies and Air Quality Strategy. In turn the developable area of the site might be reduced. In addition, developers of the site could assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.

A Noise Impact Assessment should be undertaken and submitted with any development proposals. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.

Overall the likely effects against this SA objective are considered to be minor adverse.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources will be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase will also encourage sustainable building practices leading to a reduction in greenhouse gases emissions.

Assessment outcome (on balance) -

Summary of SA Objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in ‘Delivering strategic objective 2: to address climate change’ and the related ‘Core Policy 41: Sustainable construction and low carbon energy’ of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices to lead to a reduction in greenhouse gas emissions.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse impact in relation this SA objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within flood zone 1 and is not affected by other sources of flood risk. There do not appear to be any watercourses in close proximity to the site, but the land does slope down from the Salisbury Plain towards the village. Therefore, the risk of flooding created by impermeable surfaces on the site due to residential development must be addressed through mitigation measures to ensure the surface runoff from the site is not increased.</p> <p>Given the site’s location and the fact the land slopes towards the village, surface water could potentially increase the risk of flood risk elsewhere. An assessment would need to be carried out at a subsequent planning application stage, particularly in terms of groundwater/surface water flood risk. The land is close to an area underlain by chalk and there is the potential for high groundwater levels/surface flooding due to groundwater. As such infiltration techniques may be possible, though there would be a need to investigate soil infiltration rates further. There would also be a need to introduce pollution prevention measures, and determine appropriate methods of surface water attenuation through a SuDS. The site will require planning applications for comprehensive development to be supported by a Flood Risk Assessment.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>The long-term negative effects of housing development could potentially be offset through the delivery of low carbon dwellings and on-site renewable energy generation (e.g. solar voltaics).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>Post-development runoff rates should mimic or improve on existing greenfield rates so as not to exacerbate flooding. The site lies on the edge of an area underlain by greensand/chalk. Conventional soakaway measures may work, but permeability testing would be required to inform a suitable drainage strategy. The potential to accommodate appropriate SuDS measures to manage surface water run-off from built form would need careful consideration. If technically feasible, SuDS would need to</p>

	be designed in such a manner as to allow long-term positive management of water resources at greenfield infiltration rates.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. Due to the elevated position of the land and local topography, consideration would need to be given to the control/management of surface and groundwater.
5. Protect and enhance the natural function of floodplains?	There are no watercourses in the immediate vicinity of the site. As such, development would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
Summary of SA Objective 5b	
<p>The site is situated in Flood Zone 1. Geological/soil conditions may allow conventional soakaways/SuDS to work. However, such measures would need to be investigated particularly in terms of groundwater/surface water flood risk, through any planning application process and designed at greenfield infiltration rates.</p> <p>Due to surface water flooding issues in Market Lavington and the likely difficulty in achieving a suitable drainage strategy, likely effects are considered to be moderate adverse in relation to SA objective 5b.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	From an historic landscape character perspective the site is characterised by fields from post medieval parkland with low sensitivity in terms of accommodating change. That said the parkland is not a strongly legible within the landscape. Whilst the site is located in proximity to the Market Lavington Conservation Area, development would be unlikely to directly/physically affect heritage assets or designations. However, high quality design should be promoted to ensure that the development fits in with the townscape character and protects and enhances the setting of the Conservation Area.
2. Ensure appropriate archaeological assessment prior to development?	Records indicate that the land has medium archaeological potential. As a greenfield site, there may be potential for further archaeological assets below ground which may require further evaluation and mitigation. The development of the site would have to ensure that designated/non-designated heritage assets are appropriately protected according to their significance. On the basis of available evidence, there would be a need to undertake an archaeological assessment to support any subsequent planning application.
3. Promote sensitive re-use of historical buildings and buildings of	The site would not utilise historical buildings, or buildings of significant local interest.

significant local interest, where appropriate?	
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site does not lie within a designated Conservation Area. Consideration will need to be given to how housing development on greenfield land would be assimilated into the local landscape. In accordance with national policy/local policy, the development of the site for housing would need to maintain and enhance the distinctiveness of the existing urban fringe of Market Lavington through appropriate high quality design.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) -	
Summary of SA Objective 6	
<p>The site has medium archaeological interest and low sensitivity in terms of historic landscape character. The landscape type is described as post-medieval/medieval fields, but the previous landscape is no longer legible. On the basis of available evidence, there would be a need to undertake an archaeological assessment to support any subsequent planning application process. Development in this location should not directly/physically affect heritage assets or designations such as listed buildings, WHS, SAMs. Though there are a large number of listed buildings in Market Lavington, these are not in close proximity to the site.</p> <p>Overall, likely effects of development at this site are considered to be minor adverse against this objective.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the	In accordance with national policy/local plan policy, the development of the site would need to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. This site is located to the east of the village and is in

<p>countryside?</p>	<p>close proximity to the Salisbury Plain SPA (approx. 650m distant). The site is adjacent to an existing residential area and screened, in part, by sporadic trees/hedgerows, however the topography of the surrounding area means that development here needs careful consideration in relation to its impact on the Salisbury Plain landscape. It is considered that green infrastructure buffers could be incorporated in the design to mitigate the impact. This would include appropriate planting to link with existing trees/hedgerows. This is likely to reduce the capacity of the site.</p> <p>In terms of landscape character the site falls within the Vale of Pewsey (Type 15A – Greensand Vale). It is of moderate character, but in declining condition. The County Landscape Character Assessment defines the strategy for this type of land as one of maintaining/managing areas of permanent pasture and repairing/replanting hedgerows.</p> <p>Development of the land would lead to an inevitable loss of greenfield land and a moderate urbanising effect when considered in the context of adjacent housing and industrial/business uses.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>Development of the site for housing would offer the potential to contribute towards a comprehensive network of Green Infrastructure and bolstering existing habitats through tree/hedgerow planting.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>Development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management</p>	<p>The site is not located within a designated landscape area (e.g. AONB). Nonetheless, in accordance with national policy/local plan policy, the development of the site for housing would need to be appropriately designed so as to mitigate and minimise the loss of green space.</p>

objectives, in particular for the three local AONBs ⁸⁴ ?	
5. Protect rights of way, open space and common land?	No PRoW would be affected by development of the site. However, in accordance with local plan policy, the development of the site would have the potential to add to the existing rights of way network, open spaces.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable.
Assessment outcome (on balance) -	
Summary of SA Objective 7	
Development of the site for housing would inevitably lead to a loss of greenfield land and introduce an urbanising effect, altering the character and appearance of the site, which would have an adverse impact on the Salisbury Plain landscape. Mitigation may be possible by incorporating a substantial green infrastructure buffer that would reduce the capacity of the site. On balance this site is considered to have a minor adverse impact against this objective.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery capacity (up to 31 dwellings), development would help boost the local supply of affordable homes in accordance with national/local plan policy requirements.

⁸⁴ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Development of the site would need to deliver high quality, sustainable homes across all types and tenures. Bearing in mind identified local need for flexible homes of mixed tenure, there would be a need to consider the delivery of Adapted Affordable Housing.
3. Ensure adequate provision of land to meet housing needs?	Development of the site would marginally boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	Development of the site would appropriately respect the settlement hierarchy (Market Lavington is designated as a Local Service Centre) and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	A Neighbourhood Development Plan is in the early stages of preparation. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Bearing in mind the size of the site/potential delivery capacity (approximately 31 dwellings), development would help boost the local supply of affordable homes in accordance with national/local plan policy requirements.
Assessment outcome (on balance) + +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for approximately 31 residential units (though this may be reduced through the mitigation set out in this assessment). Development of the site would contribute to Wiltshire's housing supply as well as boost the supply of a range of homes in accordance with national and local planning policies. There is an identified need for adaptive affordable housing to address local needs. The site is sustainably located in relation to local services and facilities. Overall the effects on this objective are considered to be moderate positive.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and	Development of the site would provide opportunities for social integration with neighbouring existing housing areas and

spaces to reduce crime and the fear of crime?	thereby help reduce crime/the fear of crime through appropriate design.
2. Promote design of buildings and spaces to reduce obesity?	Development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Development of the site would offer the opportunity to provide flexibly designed accommodation to meet local needs.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	Whilst set within a rural environment, Market Lavington nonetheless contains a GP Surgery. On the basis of evidence available at the time of assessment, capacity is available and the site would be sustainably located in relation to the facility.
5. Maximise opportunities within the most deprived areas?	Development of the site would help increase opportunities for the local community to access a decent home and thereby help reduce deprivation.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the village. Access to village facilities by walking and cycling would be achievable. However, access to other towns in the area would be limited by the current bus timetable.
7. Support the development of community campuses?	The development of community campuses is directed to the town level and therefore not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	St Barnabus Primary in Market Lavington has surplus places at present and would benefit from housing within the locality. Lavington Secondary is the catchment school and is already full and forecasted to remain so. The school could however be expanded.
Assessment outcome (on balance) -	
Summary of SA Objective 9	
The site is relatively sustainably located on the edge of the village, with access to services and facilities via cycling/walking. On the basis of evidence gathered to date, there would appear to be sufficient capacity in local health facilities at Market Lavington's GP surgery. The local primary school has spare capacity so additional housing in the village could help support the school. Whilst the local secondary school is currently full, it could potentially be expanded. Whilst there are a number of	

services and facilities at the village and a regular bus service, the majority of trips to work and wider services and facilities will likely involve use of cars. Overall, the site is considered to have a minor adverse effect against SA objective 9, for which mitigation is achievable.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Development of the site would need to provide opportunities to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of the site would have the potential to create links to existing cycling routes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	<p>The site is located in an accessible location on the edge of the village. Development of the site would be capable of connecting to local services and facilities via sustainable transport means. Whilst there are a number of facilities, services, schools and surgery at Market Lavington, as well as a regular, peak-time bus service, housing development at this site is likely to result in use of the private car to access employment and a wider range of retail and facilities further afield.</p> <p>It should be noted that access to this site is constrained and this would need to be investigated further if this site progresses to any further stage in the site selection process.</p>

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is within 1km of key local facilities such as the primary school, health centre and shops and therefore accessible. Future residents would be able to walk or cycle to the local facilities without the need necessarily to go outside of Market Lavington. However, development at the village would be unlikely to create new employment opportunities in the village itself. Whilst a bus service visits the village, the majority of trips to work and wider services and facilities will likely involve use of cars. The likely effects of development at this site are considered to be minor adverse.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
Summary of SA Objective 11	
Development will increase the local population and could contribute to the local economy through use of local shops and services. Overall, the effects are considered minor positive.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	

1. Protect and enhance the vitality and viability of existing employment areas?	The development of the site would lead to the loss of a nursery and hence a loss of employment space. As a result, any subsequent planning application would need to address clauses i) – v) of Core Policy 35 ⁸⁵ .
2. Provide a focus for development in Salisbury and Trowbridge?	Development of the site would have no effect on Trowbridge/Salisbury as foci for major development.
Assessment outcome (on balance) 0	
Summary of SA Objective 12	
Development of the site for housing would not result in new employment land and would remove an existing business/employment use. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall, likely effects are considered to be neutral.	

⁸⁵ Wiltshire Core Strategy

Site 374 – R/O 37 White Street, Market Lavington

<p>Site context</p> <p>Site size: 1ha Site capacity: approximately 24 dwellings</p> <p>The general area is characterised by open countryside to the south and south-east, with allotment gardens and paddocks in proximity to the site. An existing residential area lies to the immediate north and south-west that would overlook the site in various places.</p>	
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>The site is on farmland/amenity space, which generally has limited ecological value due to the nature of the land use, the features at the boundaries such as hedgerows and trees may support protected species. The site consists of semi-improved grassland and is unlikely to contribute significantly to wider habitat connectivity in the wider area.</p> <p>Ecological assessment would be required to support a planning application.</p> <p>There would be limited potential to create or enhance habitats at a landscape scale, but opportunities would exist to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation in the local area.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The site is located approx. 890m north-west of the Salisbury Plain SAC/SPA/SSSI. The Market Lavington East County Wildlife Site is situated approximately 750m east of the site.</p> <p>The site lies within the 6.4km buffer zone for Salisbury Plain SPA. Therefore mitigation measures would be required in-line with the Management Plan/Habitats Regulations to maintain the integrity of the designated features of the Plain.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>The development of the site for housing would have the potential to increase public access to designated/non-designated biodiversity features. The site lies within 1km of the Salisbury Plain SAC/SPA/SSSI and the protected Stone Curlew population. Hence increased recreational pressure associated with new development would need to be assessed as part of an appropriate assessment for the purposes of designing mitigation to meet the requirements of the Habitats Regulations. With suitable and robust mitigation measures, including setting aside land for habitat creation/bolstering, allocating the site for</p>

	<p>housing development would be potentially acceptable.</p> <p>Arable/semi-improved grassland/allotments/hedgerows/trees are present on site. These features would need to be assessed at any subsequent planning application stage to ascertain whether they support protected species and wider biodiversity.</p>
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The development of the site for housing would have the potential to make suitable provision for buffers to recognised green corridors. Further planting would help improve local Green Infrastructure.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The development of the site would appear to be capable of delivering some multi-functional Green Infrastructure and improve habitat connectivity.
6. Ensure all new developments have regard to and protect BAP habitats/species?	<p>The site is in close proximity to Traditional Orchard and Deciduous Woodland BAP priority habitats.</p> <p>Therefore, in accordance with local plan policy and biodiversity targets, the development of the site for housing would need to maintain and enhance local habitats through additional planting and wider biodiversity improvements.</p>
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	There are no ancient woodland features on, or adjacent to the site. However, the presence of Traditional Orchard priority BAP habitat and Deciduous Woodland priority BAP habitat in close proximity would need to be carefully assessed/protected and enhanced. Whilst development of the site may not directly affect the woods, consideration should nonetheless be given to potential impacts associated with construction activity and longer-term recreational pressure.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in	Not applicable – the site does not fall within one of the Council’s current guidance areas.

relevant areas?	
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) -	
Summary of SA Objective 1	
<p>The site lies close to Salisbury Plain SAC/SPA/SSSI, including within the Council buffer zone for Salisbury Plain SPA and further assessment would be required including consideration given to mitigating potential recreational pressure on protected Stone Curlew. The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment would be required if options at this settlement are taken forward into any subsequent stage in the selection process. However mitigation is considered possible since a mitigation strategy for recreational pressure on Salisbury Plain SPA has been agreed with Natural England.</p> <p>The presence of nearby priority BAP habitats (Traditional Orchard/Deciduous Woodland) to the south-west of the site would necessitate detailed ecological assessment to support a planning application. Further planting and wider mitigation measures may be required to address any residual impacts associated with the development of the site, which, while considered possible are likely to reduce the capacity of the site. Again, such measures would need to be identified and appropriately designed.</p> <p>On balance it is considered that the effects would be minor adverse in relation to SA objective 1 and mitigation is considered achievable.</p>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<p>The site is relatively narrow and largely greenfield in nature. The site is situated in relative proximity to the centre of Market Lavington and therefore, opportunities would exist for accessing a range of services / facilities by foot, cycle and public transport. This is therefore considered to be a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. Bus stops are present at several locations along the main road of the village providing connectivity to the public transport network. However, residents are likely to rely upon use of the private car to access employment and a wider range of services and facilities further afield.</p> <p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. The site lies to the south-east of the village adjacent to and partially within the Conservation Area. Given the site's prominence in the landscape setting on the rural fringe of the village, the need to reflect local built vernacular, and</p>

	the shape of the site and its likely access constraints it is unlikely that housing densities could be maximised on this site.
2. Maximise reuse of previously developed land where possible/appropriate?	The site largely comprises greenfield land and hence would have no potential for significantly maximising the reuse of previously developed land. The site lies to the south-east of the village on arable farmland. As such, development of the land would extend the envelope of the settlement and urbanising effect of built form. Development would not maximise the opportunity to re-use land (if available) within the centre of the village.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is largely located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that significant remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	The site comprises part of a large arable field, adjacent to a former/orchard/allotment gardens. Therefore, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure is appropriately protected.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a Mineral Safeguarding Area or Waste Site Safeguarding Area.
Assessment outcome (on balance) -	

Summary of SA Objective 2

The site lies on the south-eastern edge of the village on arable farmland/former allotment gardens which would be lost if development took place. The site is relatively small and hence there would be limited opportunity to protect soils other than for gardens.

The site is at a prominent position in relation to its impact on the landscape character of the village and is partially within the Conservation Area and has access constraints because of this. It is therefore unlikely that densities could be maximised at this location.

Overall, likely effects are considered to minor adverse against SA Objective 2.

SA objective 3. Use and manage water resources in a sustainable manner

Decision Aiding Questions. Will the development site...

1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?

Development of the site for housing would need to be capable of positively responding to the predicted effects of climate change.

The site and in particular, its northern boundary, lies in an area of recorded surface water ponding/flooding/drainage issues. There are no surface or storm water systems in situ. Therefore, access to water courses for the purposes of discharging excess storm/surface water would be impracticable. There is a recorded spring source near the site in White Street. This would suggest that groundwater levels are broadly coincident with surface levels and hence development could exacerbate the risk of local flooding issues.

In addition the capacity within existing foul water sewers is limited and there is a history of downstream sewer flooding.

2. Ensure that essential water infrastructure is co-ordinated with all new development?

Given the capacity of the site, development would likely lead to a limited increase in demand for water. Consideration would need to be given to responding positively to existing/planned water infrastructure capacity in the local area. A capacity assessment should be undertaken to support any subsequent detailed proposals. Where the pressure exerted by new housing development would lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.

Evidence indicates that water supply capacity and connection is available but that there are limitations in relation to foul, storm and surface water systems.

3. Ensure the installation of water saving measures such as rainwater

In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.

harvesting and water metering?	
4. Consider the need for adequate provision of surface water and foul drainage?	There are no surface water systems at this location – surface water currently flows to land drainage system. The site lies on the edge of an area underlain by chalk. As such, groundwater issues may arise that would prevent effective attenuation of surface waters. Soakaways/Sustainable Drainage Schemes may work, but soil permeability testing would need to be undertaken to inform the drainage strategy, in line with Wiltshire Council Groundwater Strategy and CIRIA Sustainable Drainage Systems (SuDS) Manual (C753) ⁸⁶ – part E - chapter 25. In addition, foul drainage may also be an issue. Further detailed investigation work would be required to support an allocation/planning application. Where technically feasible, the development of the site would need to make provision for on-site/off-site surface/storm and foul water drainage. As outlined above, this may require statutory easements to be secured and dialogue with the relevant water utilities company would be essential at the detailed design stage.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Source Protection Zone and hence is unlikely to significantly impact on quality and quantity of groundwater resources.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.

⁸⁶ The SuDS Manual (C753), CIRIA, December 2015.

Assessment outcome (on balance) - -

Summary of SA Objective 3

Development would lead to an increase in demand for water infrastructure. There is adequate capacity to ensure water supply to the site, however foul and surface water drainage may need to be improved.

Drainage issues have been recorded and this may, in part, be due to the presence of natural springs. Accordingly, a drainage strategy would need to be submitted in support of any planning application. Bearing in mind the site lies on the edge of an area underlain by chalk, consideration would need to be given to soil infiltration rates and surface water attenuation measures, which could be problematic to achieve given the soil and groundwater conditions.

Due to the potential issues regarding foul water and surface water, and the fact that finding an appropriate drainage strategy could be problematic, this site is scored as moderate adverse for this objective.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

1. Maintain and improve local air quality?

The site is not located within an Air Quality Management Area (AQMA). That said, housing development may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.

Development of the site would likely marginally increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within 1 kilometre of key services and facilities in Market Lavington and therefore accessible by foot and cycle. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.

2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design

Development of the site for circa 24 dwellings may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Bearing in mind the fact that the site borders an existing residential area and footpaths, mitigation measures to limit such impacts would need to be developed and implemented in accordance

and/or location of development?	with local plan policy and advice from relevant bodies.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMA ⁸⁷ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts. An assessment of impacts on the Ancient Woodland to the south-east of the site; and on-site trees and hedgerows would need to be undertaken to support the allocation/detailed planning application.

⁸⁷ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

Assessment outcome (on balance) -

Summary of SA Objective 4

The site is situated adjacent to south-eastern boundary of the settlement on open arable/former allotment land. The site is not within a designated AQMA, but there would be a need to address impacts associated with construction (short-term) and occupation (longer-term) phases of any potential housing scheme. Measures must be implemented as necessary to mitigate emission levels in line with the council's policies and Air Quality Strategy. In turn the developable area of the site might be reduced. In addition, developers of the site could assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.

A Noise Impact Assessment should be undertaken and submitted with any development proposals. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.

Overall the likely effects against this SA objective are considered to be minor adverse.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources will be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase will also encourage sustainable building practices leading to a reduction in greenhouse gases emissions.

Assessment outcome (on balance) -	
Summary of SA Objective 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices to lead to a reduction in greenhouse gas emissions.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse impact in relation this SA objective.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is located within Flood Zone 1. However, the land in question is known to experience surface water ponding/flooding issues.</p> <p>Risk of flooding created by impermeable surfaces on the site due to residential development would need to be addressed through mitigation measures to ensure the surface runoff from the site is not increased beyond greenfield infiltration rates.</p> <p>Given the site's location and proximity to higher ground to the south, development may lead to potential increase in flood risk from surface water elsewhere. Notwithstanding the relatively low risk of flooding, a flood risk assessment and drainage strategy would need to be submitted at planning application stage, particularly in terms of groundwater/surface water flood risk.</p> <p>There is potential to introduce pollution prevention measures, including SuDS, though there would be a need to investigate soil infiltration rates to determine appropriate measures, since ground conditions may mean that conventional soakaway/infiltration techniques may not work. Based upon the size of the site, any subsequent planning application would need to be supported by a Flood Risk Assessment.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	The long-term negative effects of housing development could potentially be offset through the delivery of low carbon dwellings and on-site renewable energy generation (e.g. solar voltaics).
3. Promote provision of surface water	Post-development runoff rates should mimic or improve on existing greenfield rates so as not to exacerbate flooding. The site

attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	lies on the edge of an area underlain by chalk. Conventional soakaway measure may work, but permeability testing would be required to support any planning application and to inform a suitable drainage strategy. The potential to accommodate appropriate SuDS measures to manage surface water run-off from built form would need careful consideration. If technically feasible, SuDS will need to be designed in such a manner as to allow long-term positive management of water resources.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. Due to the sloping nature of the site, consideration would need to be given to the control/management of surface and groundwater.
5. Protect and enhance the natural function of floodplains?	Development would therefore not affect the areal extent and function of floodplains in the local area.
Assessment outcome (on balance) - -	
Summary of SA Objective 5b	
<p>The site is situated in Flood Zone 1. The site lies on the edge of an area underlain by chalk, as such ground conditions may allow the use of conventional soakaways preclude the use of SuDS. However, such measures should be investigated through any detailed planning application process particularly in terms of groundwater/surface water flood risk.</p> <p>Due to surface water flooding issues in Market Lavington and the likely difficulty in achieving a suitable drainage strategy, likely effects are considered to be moderate adverse in relation to SA objective 5b.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>Records indicate that the land has medium archaeological potential.</p> <p>The site is partly within the Market Lavington Conservation Area, and the remainder of the site is adjacent to it. The setting of the Conservation Area and Listed Buildings would be a key consideration. From an historic landscape character perspective the site lies on the edge of the historic core of the village and would therefore have a high sensitivity to change.</p> <p>A Heritage Impact Assessment would be required in support of any planning application.</p>
2. Ensure appropriate archaeological assessment prior to development?	Records indicate that the land has medium archaeological potential. There is the potential for a Medieval settlement in the vicinity of the site. As a greenfield site, there may be potential for archaeological assets below ground which may require further evaluation and mitigation at any subsequent planning application stage. Therefore in accordance with legislation and

	<p>national policy/local plan policy, the development of the site would have to ensure that designated/non-designated heritage assets are appropriately protected according to their significance.</p> <p>On the basis of available evidence, there would be a need to undertake an archaeological assessment to support any future planning application for the subsequent development of the site.</p>
<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p>The site would not utilise historical buildings, or buildings of significant local interest.</p>
<p>4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?</p>	<p>The site lies partly within and adjacent to the designated Market Lavington Conservation Area and its setting. Development would likely have an effect on the Conservation Area and its setting. Consideration would need to be given to the significance of the heritage asset and all potentially harmful factors. The Market Lavington Conservation Area statement (2002) says that the High Street Buildings are best preserved if their historic setting is maintained as undeveloped. This 'setting' is, in part, defined by the allotment land included within the site (south-east of the Conservation Area). Accordingly, a Heritage Impact Assessment would be required to inform proposals and support any subsequent planning application.</p> <p>The access to the site would be within the Conservation Area, and may need widening. The impact of this on the Conservation Area may be difficult to mitigate.</p> <p>Any development proposals would need to be cognisant of saved Core Strategy policy HH10, Area of Minimum Change (from the Kennet District Local Plan).</p> <p>In addition, consideration would need to be given to how housing development on greenfield land would be assimilated into the local landscape. In accordance with national policy/local policy, the development of the site for housing would need to maintain and enhance the distinctiveness of the existing urban fringe of the village.</p>
<p>5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?</p>	<p>There are no records of heritage assets at risk within the site.</p>
<p>6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?</p>	<p>Not applicable.</p>

Assessment outcome (on balance) - -

Summary of SA Objective 6

The site has medium archaeological interest and high sensitivity to change in terms of historic landscape character. There is sufficient evidence to suggest the presence of a medieval settlement and archaeological remains in the vicinity of the site. Accordingly a detailed archaeological assessment would need to be undertaken to support any subsequent planning application process.

The Market Lavington Conservation Area and its setting would need careful consideration through any subsequent planning application process. An assessment of the significance of the heritage asset would need to be undertaken to ascertain the scale of harm that development of the site may exert, particularly bearing in mind the potential impact of access improvements that may be necessary. Accordingly a Heritage Impact Assessment would be required at planning application stage.

Overall it is considered that likely effects would be moderate adverse in relation to this objective.

SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place

Decision Aiding Questions. Will the development site...

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The site is located adjacent to the edge of the existing settlement boundary. Development would lead to an inevitable loss of greenfield/allotment land and an urbanising effect when considered in the context of adjacent housing and other land-uses. Market Lavington is overlooked by higher land associated with Salisbury Plan to the south-east. Any development could therefore potentially have an adverse landscape impact and impact through potential increased use of the Salisbury Plain.</p> <p>In terms of landscape character the site falls within the Vale of Pewsey (Type 15A – Greensand Vale). It is of moderate character but in a declining condition. The County Landscape Character Assessment defines the strategy for this type of land as one of maintaining/managing areas of permanent pasture/wet grassland/meadows; and hedgerow retention/repair. To this end, any subsequent planning application process would need to make provision for strengthening the character and appearance of the area through: tree/hedgerow planting with open space along the south-eastern boundary. Consideration would also need to be given to providing appropriate screening to protect/enhance the setting of the Conservation Area. To achieve these aims, the site area may need to be reduced.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>Development of the site for housing would need to offer the potential to deliver a comprehensive network of Green Infrastructure and bolstering of existing habitats through tree/hedgerow planting.</p>
<p>3. Lead to a net improvement in the</p>	<p>Development of the site for housing would offer the potential to deliver additional access to and availability of urban</p>

quality and quantity of access to urban greenspace and the wider countryside for recreation?	greenspaces.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ⁸⁸ ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	Development of the site would have the potential to protect and add to the existing rights of way network, open spaces and common land assets.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 7</p> <p>Development of the site for housing would inevitably lead to a loss of greenfield land and introduce an urbanising effect. Whilst the loss of greenfield land would alter the character and appearance of the site, such impacts would be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity. Potential impacts upon the Conservation Area and its setting would also need to be addressed through any subsequent planning application process.</p> <p>Overall it is considered that development at this site would likely have minor adverse impacts against this SA objective.</p>	

⁸⁸ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery capacity (approximately 24 dwellings), development for housing would help boost the local supply of affordable homes.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	Development of the site would marginally boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	Development of the site would appropriately respect the settlement hierarchy (Market Lavington is designated as a Local Service Centre) and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	A Neighbourhood Development Plan is in the early stages of preparation. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at this stage.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	If appropriately planned, the development of the site for limited number of houses would provide opportunity to increase the range and availability of housing in the village.
Assessment outcome (on balance) +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for approx. 24 residential units (though this may be reduced through the mitigation set out in this assessment. Development of the site contribute to Wiltshire's housing supply as well as boost the supply of a range of homes in accordance with national and local planning policies. There is an identified need for adaptive affordable housing to address local needs. The site is sustainably located in relation to local services and facilities. Overall the effects on	

this objective are considered to be minor positive.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	Development of the site would be capable of providing opportunities for social integration with neighbouring existing housing areas and thereby help reduce crime/the fear of crime through appropriate design.
2. Promote design of buildings and spaces to reduce obesity?	Development of the site would need to provide opportunities to improve cycling and walking routes to local services/facilities/employment.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Development of the site would offer the opportunity to provide flexibly designed accommodation to meet the needs of the local area.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	Whilst set within a rural environment, Market Lavington nonetheless contains a GP Surgery. On the basis of evidence available at the time of assessment, capacity is available and the site would be sustainably located in relation to the facility.
5. Maximise opportunities within the most deprived areas?	Development of the site would help increase opportunities for the local community to access a decent home and thereby help reduce deprivation.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the village. Access to village facilities by walking and cycling would be achievable. However, access to other towns in the area would be limited by the current bus timetable.
7. Support the development of community campuses?	Not applicable.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	St Barnabus Primary in Market Lavington has surplus places at present and would benefit from additional housing to boost the population within the locality. Lavington Secondary is the catchment school and is already full and forecast to remain so. However, the school could potentially be expanded.

Assessment outcome (on balance) -

Summary of SA Objective 9

The site is relatively sustainably located on the edge of the village, with access to services and facilities via cycling/walking. On the basis of evidence gathered to date, there would appear to be sufficient capacity in local health facilities at Market Lavington’s GP surgery. The local primary school has spare capacity so additional housing in the village could help support the school. Whilst the local secondary school is currently full, it could potentially be expanded. Whilst there are a number of services and facilities at the village and a regular bus service, the majority of trips to work and wider services and facilities will likely involve use of cars. Overall, the site is considered to have a minor adverse effect against SA objective 9, for which mitigation is achievable.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Development of the site would offer the opportunity to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of the site would have the potential to create links to existing cycling routes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in an accessible location close to the centre of the village with good prospects for connectivity to village centre services and facilities. Whilst there are a number of facilities, services, schools and surgery at Market Lavington, as well as a regular, peak-time bus service, housing development at this site is likely to result in use of the private car to access employment and a wider range of retail and facilities further afield.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is within 1km of key facilities such as schools, health centres or shops and therefore should be considered as being accessible. Residents will be able to walk or cycle to the majority of local facilities without the need to go outside of Market Lavington. However, development at the village would be unlikely to create new

employment opportunities in the village itself. Whilst a bus service visits the village, the majority of trips to work and wider services and facilities will likely involve use of cars. The likely effects of development at this site are considered to be minor adverse, for which mitigation is achievable.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration?	The site would marginally boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The site would marginally boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.

Assessment outcome (on balance) +

Summary of SA Objective 11

Development will increase the local population and could contribute to the local economy through use of local shops and services. Overall, the effects are considered minor positive.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of this site will have no effect on Trowbridge or Salisbury in terms of their ability to act as foci for major development.

Assessment outcome (on balance) +

Summary of SA Objective 12

Development of the site for housing would not provide new employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall, the effects are considered minor positive.

Site 3268 – Land at the Spring, Market Lavington

Site context

Site size: 1.06ha Site capacity: approximately 26 dwellings

The site is currently in agricultural use as grazing land. The land dips from the road (i.e. north to south) towards a stream running along the southern boundary. The site has a substantial tree belt along the southern and northern boundaries and higher land associated with Salisbury Plain is visible to the south of the site. Properties front onto the site towards the north (separated by the road), but vegetation along the northern boundary helps to minimise visual impact. Houses to the west are also separated from the site boundary by trees. A series of telegraph poles run through the centre of the site.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?

The land is currently in agricultural use and bound by hedgerows/trees and a stream to the south.

In a wider sense, the site and village moreover lie in close proximity to the Salisbury Plain SAC/SPA/SSSI. The land is within the 6.4km buffer zones for Salisbury Plain SPA, so increased recreational pressure would need to be mitigated.

The site is on farmland, which generally has limited ecological value due to the nature of the land use. However, the features at the boundaries such as hedgerows and trees as well as the stream corridor are likely to support protected species such as, nesting birds, Badger, Water voles and reptiles. Records indicate there are bat roosts for Brown long-eared, Serotine, and Pipistrelle bats to the east. Accordingly, ecological assessment and further details on the proposals will be required to accurately assess the scale of likely impacts.

Mitigation would include limiting housing density to ensure an adequate buffer to the south east boundary stream corridor.

2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including

The site lies approximately 175m to the south of the Manor House Woods Ancient Woodland/County Wildlife Site. Impacts on this designation is likely to be indirect, though habitat connectivity may need to be considered, as informed by ecological assessment.

The site lies within the 6.4km buffer zone for Salisbury Plain SPA. Therefore mitigation measures would be required in-line

buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	with the Management Plan/Habitats Regulations to maintain the integrity of the designated features of the Plain.
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated/non-designated biodiversity features. The site lies within 1km of the Salisbury Plain SAC/SPA/SSSI and the protected Stone Curlew population. Hence increased recreational pressure associated with new development would need to be assessed as part of an appropriate assessment for the purposes of designing mitigation to meet the requirements of the Habitats Regulations.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	Development of the site for housing would have limited potential to make suitable provision for buffers to recognised green/blue corridors. Further tree/hedgerow planting would likely be required to compensate for any losses incurred through development. The stream corridor along south eastern boundary of site should be retained, protected and enhanced as an important wildlife corridor with an adequate buffer. Ecological assessment required to inform development design and mitigation requirements.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	Development of the site would need to be capable of delivering multi-functional Green Infrastructure and improve habitat connectivity. Bearing in mind the size of the site and its relationship to the stream, it is considered unlikely that significant Green Infrastructure, other than compensation planting could be delivered.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site lies to the south of Woodpasture/Broadleaf mixed and Yew Woodland/Parkland priority habitats at Manor House Wood which is designated and protected as Ancient Woodland. Whilst development of this site would be unlikely to impact on the designated BAP habitats, consideration would nonetheless need, amongst other factors, to consider flight lines of bats using the stream for foraging and nearby woods for roosting.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The site lies to the south of designated Ancient Woodland (Manor House Woods), but is unlikely to directly impact this feature.
9. Require that disturbance impacts of proposed development are assessed	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.

as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?			
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.		
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).		
Assessment outcome (on balance) -			
<p>Summary of SA Objective 1</p> <p>The site lies close to the Salisbury Plain SAC/SPA/SSSI as well as within the Council buffer zone for Salisbury Plain SPA and consideration would therefore need to be given to mitigating potential recreational pressure on protected Stone Curlew. An appropriate assessment would be required if options at this settlement are taken forward into any subsequent stage in the selection process. A mitigation strategy for recreational pressure on Salisbury Plain SPA has been agreed with Natural England.</p> <p>The presence of nearby priority BAP habitats (Woodpasture/Broadleaf mixed and Yew Woodland/Parkland) and the stream to the south of the site would necessitate detailed ecological assessment to support a planning application. Additional planting and wider mitigation measures may be required to address impacts associated with the development of the site. Such measures would need to be identified and appropriately designed. Mitigation may include limiting the density of housing to achieve an adequate buffer to the stream corridor.</p> <p>On balance it is considered that the effects would be minor adverse in relation to SA objective 1 and it is likely that mitigation is possible though is likely to reduce the capacity of the site.</p>			
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings			
<p>Decision Aiding Questions. Will the development site...</p> <table border="1" data-bbox="114 1225 2110 1358"> <tr> <td data-bbox="114 1225 600 1358">1. Maximise densities in sustainable locations that have good access to local facilities, public transport links</td> <td data-bbox="600 1225 2110 1358">The local service centre of Market Lavington is considered to be a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is situated in close proximity to the centre of Market Lavington and therefore opportunities would exist for accessing a range of services / facilities by foot, cycle and public transport. Bus stops are present at several locations along the main road of the village providing connectivity to the public transport network. However, residents are</td> </tr> </table>		1. Maximise densities in sustainable locations that have good access to local facilities, public transport links	The local service centre of Market Lavington is considered to be a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is situated in close proximity to the centre of Market Lavington and therefore opportunities would exist for accessing a range of services / facilities by foot, cycle and public transport. Bus stops are present at several locations along the main road of the village providing connectivity to the public transport network. However, residents are
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links	The local service centre of Market Lavington is considered to be a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is situated in close proximity to the centre of Market Lavington and therefore opportunities would exist for accessing a range of services / facilities by foot, cycle and public transport. Bus stops are present at several locations along the main road of the village providing connectivity to the public transport network. However, residents are		

and key infrastructure?	<p>likely to rely upon use of the private car to access employment and a wider range of services and facilities further afield.</p> <p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. The site lies to the south-west of the village along the main road, close to the village centre. Given the likely need for green infrastructure buffer to protect the stream corridor, it is unlikely that housing densities could be maximised on this site.</p>
2. Maximise reuse of previously developed land where possible/appropriate?	The site largely comprises agricultural pasture land and hence would have no potential for significantly maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</p> <p>The site is largely located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, other than stand-offs to the stream, it is considered unlikely that significant site remediation measures would be required in order to facilitate development of the land for housing.</p>
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	The site comprises agricultural pasture land. Therefore, in line with national and local planning policy, the development of the land would need to ensure that soil quality and structure is appropriately protected.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not allocated within a Minerals Safeguarding Area or Waste Site Safeguarding Area.
Assessment outcome (on balance) -	

Summary of SA Objective 2

The site lies to the south of the village on arable pasture land with a stream running through the southern boundary. Development of the site would introduce an urbanising effect into what is open arable land and the need for a green infrastructure buffer to protect the stream would result in density being reduced.

The site is within walking/cycling distance of services and facilities within the centre of Market Lavington. Overall, likely effects are considered to be minor adverse against SA Objective 2.

SA objective 3. Use and manage water resources in a sustainable manner

Decision Aiding Questions. Will the development site...

<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>Development of the site for housing would need to be capable of positively responding to the predicted effects of climate change.</p> <p>Existing foul water sewers cross the site but are of limited capacity. As such a pumped connection may be required.</p> <p>The presence of the watercourse and recorded surface water drainage issues would require appropriate mitigation measures to control the risk of flooding. In addition, the site lies on the edge of chalk deposits and hence groundwater issues (i.e. flood risk exacerbation) may also be prevalent. Other than existing ditches, there are no storm water drainage systems in place.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>Given the approximate capacity of the site, development on site would lead to a limited increase in demand for water. Evidence indicates that water supply capacity and connection is available but that there are limitations in relation to foul, storm and surface water systems. In developing the site for housing, consideration would need to be given to responding positively to existing/planned water infrastructure capacity in the local area. A capacity assessment should be undertaken to support any subsequent detailed proposals. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p> <p>Evidence indicates that water supply capacity and connection is available.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>There are no surface water systems at this location – surface water currently flows to land drainage system. The site lies on the edge of an area underlain by chalk and a watercourse crosses the site. As such, groundwater issues may arise that would prevent effective attenuation of surface waters. Soakaways/Sustainable Drainage Schemes may work, but soil permeability testing would need to be undertaken to inform the drainage strategy, in line with Wiltshire Council Groundwater Strategy and</p>

	CIRIA Sustainable Drainage Systems (SuDS) Manual (C753) ⁸⁹ – part E - chapter 25. In addition, foul drainage may also be an issue. Further detailed investigation work would be required to support an allocation/planning application. Where technically feasible, the development of the site may need to make provision for on-site/off-site surface and foul water drainage. This may require statutory easements to be secured and dialogue with the relevant water utilities company would be essential at the detailed design stage.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Source Protection Zone and hence is unlikely to significantly impact on quality and quantity of groundwater resources.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
Summary of SA Objective 3	
Development would lead to an increase in demand for water infrastructure. There is adequate capacity to ensure water supply to the site, however foul and surface water drainage may need to be improved.	
Drainage issues have been recorded and this may, in part, be due to the presence of springs and lack of storm water drainage systems on site. Accordingly, a	

⁸⁹ The SuDS Manual (C753), CIRIA, December 2015.

drainage strategy would need to be submitted in support of any planning application. Bearing in mind the site lies on the edge of an area underlain by chalk, consideration would need to be given to soil infiltration rates and surface water attenuation which could be problematic to achieve given the soil conditions.

Due to the potential issues regarding foul water and surface water, and the fact that finding an appropriate drainage strategy could be problematic, this site is scored as moderate adverse against this objective.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

1. Maintain and improve local air quality?

The site is not located within an Air Quality Management Area (AQMA). That said, housing development may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.

Development of the site would likely marginally increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within 1km of key services and facilities in Market Lavington and therefore accessible by foot and cycle. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.

2. Minimise and, where possible, improve on unacceptable levels of

Development of the site for approximately 26 dwellings may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Bearing in mind the fact that the site borders an existing

noise, light pollution, odour and vibration through the layout, design and/or location of development?	residential area and footpaths, mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ⁹⁰ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts. It is considered that development of this site would be unlikely to lead to significant adverse impacts on habitats used by

⁹⁰ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

	protected species. An assessment of the potential impact on-site trees and hedgerows would need to be undertaken to support the allocation/detailed planning application.
Assessment outcome (on balance) -	
Summary of SA Objective 4	
<p>The site is situated to the south of the settlement on arable pasture land. The site is not within a designated AQMA, but there would be a need to address the impacts associated with construction (short-term) and occupation (longer-term) phases of any potential housing scheme. Measures must be implemented as necessary to mitigate emission levels in line with the council's policies and Air Quality Strategy. In turn the developable area of the site might be reduced. In addition, developers of the site could assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p> <p>A Noise Impact Assessment should be undertaken and submitted with any development proposals. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p> <p>Overall the likely effects against this SA objective are considered to be minor adverse against this objective.</p>	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions through the construction and occupation phases. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources will be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for

practices?	the construction phase will also encourage sustainable building practices leading to a reduction in greenhouse gases emissions.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 5a</p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices to lead to a reduction in greenhouse gas emissions.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse impact against this SA objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is located within Flood Zone 1, although it is noted that a watercourse borders the south of the site. Bearing in mind the need for stand-offs to the watercourse, the net developable area would likely need to be reduced.</p> <p>Risk of flooding created by impermeable surfaces associated with residential development would need to be addressed through appropriate mitigation measures to ensure surface run-off would not be increased beyond greenfield infiltration rates.</p> <p>Development would potentially require pollution prevention measures, including SuDS. Based upon the size of the site, any subsequent planning application would need to be supported by a Flood Risk Assessment. Current records indicate surface water issues and potential groundwater issues.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	The long-term negative effects of housing development could potentially be offset through the delivery of low carbon dwellings and on-site renewable energy generation (e.g. solar voltaics).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	<p>Records indicate the site is affected by a 1:30 probability of pluvial flooding associated with the watercourse that crosses the site.</p> <p>The site lies on the edge of an area underlain by chalk. Conventional soakaway measures may work, but permeability testing would be required to support any subsequent planning application to inform a suitable drainage strategy. The potential to</p>

	accommodate appropriate SuDS measures to manage surface water run-off from built form would need careful consideration. If technically feasible, SuDS will need to be designed in such a manner as to allow long-term positive management of water resources.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is largely located within Flood Zone 1. However, the watercourse that runs through the site, along with the recorded incidence of pluvial/groundwater flooding, mean that the net developable area would likely have to be reduced. In addition, due to the sloping nature of the site, consideration would need to be given to the control/management of surface and groundwater.
5. Protect and enhance the natural function of floodplains?	The water course running through the site and the incidence of surface flooding means that a detailed Flood Risk Assessment would need to be undertaken to precisely clarify the extent of the developable area.
Assessment outcome (on balance) - -	
Summary of SA Objective 5b	
<p>The site is largely situated in Flood Zone 1. However, the presence of the watercourse running through the site, combined with the recorded incidence/probability of surface/groundwater flooding would significantly reduce the extent of the developable area.</p> <p>Geological/soil conditions may preclude the use of SuDS. However, such measures should be investigated through any detailed planning application process.</p> <p>Due to surface water flooding issues in Market Lavington and the likely difficulty in achieving a suitable drainage strategy, likely effects are considered to be moderate adverse against SA objective 5b.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>Records indicate that the land has high low archaeological potential</p> <p>The land lies outside the Market Lavington Conservation Area and some distance away from Listed Buildings within the village. Development would be unlikely to directly/physically affect heritage assets or designations, however, high quality design should be promoted to ensure that the development fits in with the townscape character and protects and enhances the setting of the Conservation Area. However, the site is in proximity to the Conservation Area and development may have an impact on its setting.</p> <p>In terms of historic landscape, the site has a medium low sensitivity, as evaluation has shown earthworks to be due to 19th century quarrying rather than medieval fish ponds as previously documented on record. due to the presence of</p>

	post-medieval meadows, which are uncommon (few surviving) and characteristic of riverine landscapes. This contributes to local distinctiveness and the loss of this historic landscape would be problematic to mitigate.
2. Ensure appropriate archaeological assessment prior to development?	<p>There is evidence indicating possible presence of Medieval fish ponds within the site. It would not be possible to mitigate their loss, which may substantially reduce the capacity of the site or result in the site being undevelopable.</p> <p><u>An archaeological assessment has been carried out. Unless further evidence comes to light, there is no requirement for further assessment.</u> As a greenfield site, there may be potential for further archaeological assets below ground which may require further evaluation and mitigation at any subsequent planning application stage. Development of the site would have to ensure that designated/non-designated heritage assets are appropriately protected according to their significance. On the basis of available evidence, it may be impossible to mitigate for the loss of the Medieval fish ponds on the site. There would be a need to undertake an archaeological assessment to support the any subsequent planning application process.</p>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site would not utilise historical buildings, or buildings of significant local interest.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site lies in proximity to the boundary of the Market Lavington Conservation Area and its setting. Consideration would need to be given to the significance of proximal heritage assets and all potentially harmful factors.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) -	

Summary of SA Objective 6

The site has ~~high~~ **low** archaeological interest and ~~medium~~ **low** sensitivity to change in terms of historic landscape character. ~~There is sufficient evidence to suggest the presence of medieval fish ponds and post-medieval meadows on site, and it is considered that mitigation would not be possible if their presence was confirmed. Accordingly a detailed archaeological assessment would need to be undertaken to support any subsequent planning application process.~~

Market Lavington Conservation Area and its setting would need careful consideration through any subsequent planning application process. A Heritage ~~Impact~~ Assessment would need to be undertaken to ascertain the scale of harm that development of the site may exert.

Overall it is considered that likely effects are ~~major~~ **minor** adverse against this SA objective.

SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place

Decision Aiding Questions. Will the development site...

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The site is located adjacent to the edge of the existing settlement boundary. Development would lead to an inevitable loss of greenfield/allotment land and an urbanising effect when considered in the context of adjacent housing and other land-uses, however it is considered that robust mitigation and enhancement strategies would be possible. Market Lavington is overlooked by higher land associated with the Salisbury Plan SAC/SPA/SSSI to the south-east. Any development could therefore potentially have an adverse landscape impact and impact through potential increased use of the Salisbury Plain.</p> <p>In terms of landscape character the site falls within the Vale of Pewsey (Type 15A – Greensand Vale). It is of moderate character but in a declining condition. The County Landscape Character Assessment defines the strategy for this type of land as one of maintaining/managing areas of permanent pasture/wet grassland/meadows; and hedgerow retention/repair. To this end, any subsequent planning application process would need to make provision for strengthening the character and appearance of the area through: tree/hedgerow planting with open space along the south-eastern boundary. Consideration would also need to be given to providing appropriate screening to protect/enhance the setting of the Conservation Area. To achieve these aims, the site area may need to be reduced in size.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>Development of the site for housing would need to offer the potential to deliver a comprehensive network of Green Infrastructure and bolstering of existing habitats through tree/hedgerow planting. Such work would limit the developable area of the site.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban</p>	<p>Development of the site for housing would potentially offer the opportunity to deliver limited additional access to and</p>

greenspace and the wider countryside for recreation?	availability of urban greenspaces.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ⁹¹ ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	Development of the site would have the potential to protect and add to the existing rights of way network, open spaces and common land assets.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable.
Assessment outcome (on balance) -	
Summary of SA Objective 7	
Development of the site for housing would inevitably lead to a loss of greenfield land and introduce an urbanising effect. Whilst the loss of greenfield land would alter the character and appearance of the site, such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace/habitat connectivity. Overall it is considered that development at this site would likely have minor adverse impacts against this SA objective.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	

⁹¹ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery capacity (approximately 26 dwellings), development for housing would help marginally boost the local supply of affordable homes.
3. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Development of the site would need to deliver high quality, sustainable homes across all types and tenures.
4. Ensure adequate provision of land to meet housing needs?	Development of the site would boost housing supply to meet local and HMA targeted needs.
5. Have regard to the settlement hierarchy?	Development of the site would appropriately respect the settlement hierarchy (Market Lavington is designated as a Local Service Centre) and thereby reduce the risk of speculative development in unsustainable locations.
6. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
7. Consider the emerging Neighbourhood Plans?	A Neighbourhood Development Plan is in the early stages of preparation. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at this stage.
8. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	If appropriately planned, the development of the site for limited number of houses would provide opportunity to increase the range and availability of housing in the village.
Assessment outcome (on balance) +	
Summary of SA Objective 8	
<p>The whole SHLAA site provides capacity for approx. 26 residential units (though this may be reduced through the mitigation set out in this assessment). Development at the site would contribute to Wiltshire's housing supply as well as boost the supply of a range of homes in accordance with national and local planning policies. There is an identified need for adaptive Affordable Housing to address identified local needs. The site is relatively sustainably located in relation to local services and facilities. Overall the effects on this objective are considered to be minor positive.</p>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	

Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The site is in an area of open farmland used for grazing. Access is considered to be technically feasible. Whilst housing on the site would fill a gap in the building line, the introduction of an urbanising effect on open farmland may adversely impact on existing residential areas/residents.
2. Promote design of buildings and spaces to reduce obesity?	Development of the site would need to provide opportunities to improve cycling and walking routes to local services/facilities/employment.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Development of the site would offer the opportunity to provide flexibly designed accommodation to meet the needs of the local area.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	Market Lavington nonetheless contains a GP Surgery. On the basis of evidence available at the time of assessment, capacity is available and the site would be sustainably located in relation to the facility.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of the site would help increase opportunities for the local community to access a decent home and thereby help reduce deprivation.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the village. Access to village facilities by walking and cycling would be achievable. However, access to other towns in the area would be limited by the current bus timetable.
7. Support the development of community campuses?	The development of community campuses is directed to the town level and therefore not appropriate for Market Lavington.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	St Barnabus Primary in Market Lavington has surplus places at present and would benefit from housing within the locality. Lavington Secondary is the catchment school and is already full and forecasted to remain so. The school could be expanded however.
Assessment outcome (on balance) -	
Summary of SA Objective 9	
The site is relatively sustainably located on the edge of the village, with access to services and facilities via cycling/walking. On the basis of evidence gathered to date,	

there would appear to be sufficient capacity in local health facilities at Market Lavington’s GP surgery. The local primary school has spare capacity so additional housing in the village could help support the school. Whilst the local secondary school is currently full, it could potentially be expanded. Whilst there are a number of services and facilities at the village and a regular bus service, the majority of trips to work and wider services and facilities will likely involve use of cars. Overall, the site is considered to have a minor adverse effect against SA objective 9, for which mitigation is achievable.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Development of the site would offer the opportunity to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of the site would have the potential to create links to existing cycling routes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in an accessible location on the edge of the village with good prospects for connectivity to local services and facilities. Whilst there are a number of facilities, services, schools and surgery at Market Lavington, as well as a regular, peak-time bus service, housing development at this site is likely to result in use of the private car to access employment and a wider range of retail and facilities further afield.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is within 1km of key facilities such as schools, health centres or shops and therefore should be considered as being accessible. Residents will be able to walk or cycle to the majority of local facilities without the need to go outside of Market Lavington. However, development at the village would be unlikely to create new employment opportunities in the village itself. Whilst a bus service visits the village, the majority of trips to work and wider services and facilities will likely involve use of cars. The likely effects of development at this site are considered to be minor adverse, for which mitigation is achievable.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration?	<p>The site is located on arable pasture land, however, the impact of loss of this land as potential agriculture / employment land is considered to be negligible.</p> <p>The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.</p>
2. Support the rural economy?	<p>The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.</p>
Assessment outcome (on balance) +	
<p>Summary of SA Objective 11</p> <p>Development of the site would marginally increase the local population and therefore could contribute to the local economy through use of local shops and services. Overall, the effects are considered to be minor positive.</p>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</p>	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	<p>In accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas.</p>
2. Provide a focus for development in Salisbury and Trowbridge?	<p>The development of this site will have no effect on Trowbridge or Salisbury in terms of their ability to act as foci for major development.</p>
Assessment outcome (on balance) +	
<p>Summary of SA Objective 12</p> <p>Development of the site for housing would not provide new employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall, likely effects are considered to be minor positive.</p>	

Site 1089 – Southcliffe, Market Lavington

<p>Site context</p> <p>Site size: 0.97ha Site capacity: approximately 23 dwellings</p> <p>The land is in residential and greenfield, garden use, with an access road running through the centre of the site to serve the adjacent business park. A bungalow currently exists on site. The site appears to be divided into blocks of green space with hedgerows and a number of mature trees throughout. High land associated with Salisbury Plain is located to the south and residential areas to the north.</p>	
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>The village lies in close proximity (approximately 660m) to the north west of the elevated Salisbury Plain SAC/SPA/SSSI designation. Any development in the settlement could have an adverse impact through increased recreational pressure.</p> <p>The site also lies approximately 380m to the west of Market Lavington East County Wildlife Site (CWS). Whilst development of the site would not directly impact on the designated features (calcareous grassland) associated with the CWS, additional planting would assist in improving habitat connectivity in the local area.</p> <p>The site is in use as garden/residential. Mature trees and hedgerows surround the site and a road to the adjacent employment use runs through the middle of the site. These features at the boundaries such as hedgerows and trees may support protected species and should be retained. Ecological assessment and further details on the proposals will be required to accurately assess likely impacts. However, there is the potential to create or enhance habitats/habitat connectivity.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSSs, SSSIs, SACs, SPAs and</p>	<p>The village lies in close proximity to the Salisbury Plain SAC/SPA/SSSI. Any development in the settlement could increase overall recreational pressure.</p> <p>The site lies within the 6.4km buffer zone for Salisbury Plain SPA. Therefore mitigation measures would be required in-line with the Management Plan/Habitats Regulations to maintain the integrity of the designated features of the Plain.</p> <p>The site also lies approximately 380m to the west of the Market Lavington East CWS.</p>

<p>locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The site lies on the outskirts of the village and is split in half by a road to the business park. The road and the site are tree lined and provides wildlife corridor which should be protected and enhanced. The majority of the site appears to be a domestic garden with scattered, mature trees and domestic buildings ('Southcliffe'). The land is adjacent to arable fields to the south-west, business park to south-east, residential development to the north-west and arable to north-east. The garden may have wildlife value depending on types of habitats present, e.g. orchard, mature trees, compost heap, hedgerows; and building may be suitable for roosting bats. Ecological assessment is required to inform development design and mitigation requirements.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>The development of the site for housing would have the potential to increase public access to designated/non-designated biodiversity features.</p> <p>The site lies within 1km of the Salisbury Plain SAC/SPA/SSSI and the protected Stone Curlew population. Hence increased recreational pressure associated with new development would need to be assessed as part of an appropriate assessment for the purposes of designing mitigation to meet the requirements of the Habitats Regulations.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>Development of the site for housing would need to consider leaving the avenue of trees along the eastern/southern boundary as a green corridor. The site is split in half by a road to business park - tree lined and provides wildlife corridor, which should be retained. Additional planting would help improve habitat connectivity and compensate for any losses incurred through development.</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>Development of the site would need to be capable of delivering multi-functional Green Infrastructure and improve habitat connectivity. However, bearing in mind the size of the site and its relationship to the business park, it is considered unlikely that significant Green Infrastructure, other than compensation planting could be delivered.</p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/species?</p>	<p>Whilst development of this site would be unlikely to impact on the designated BAP habitats in the area, consideration would nonetheless need to be given to habitat linkages.</p>
<p>7. Consider the findings of the HRA in site selection and design?</p>	<p>The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</p>
<p>8. Maintain the existing extent of ancient woodland sites?</p>	<p>Whilst there are designated Ancient Woodlands in the local area, the site itself is some distance away from such features. As such the likelihood that development would impact on the Ancient Woodlands is considered to be low.</p>
<p>9. Require that disturbance impacts of proposed development are assessed</p>	<p>The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment is required if the site is taken</p>

as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	forward into any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) -	
<p>Summary of SA Objective 1</p> <p>The site lies in close proximity to the Salisbury Plain SAC/SPA/SSSI including within Council buffer zone for Salisbury Plain SPA and further assessment would be required, including consideration given to mitigating potential recreational pressure on protected Stone Curlew population. An appropriate assessment would be required if options at this settlement are taken forward into any subsequent stage in the selection process. A mitigation strategy for recreational pressure on Salisbury Plain SPA has been agreed with Natural England.</p> <p>Mature trees and hedgerows on and adjacent to the site should be retained, as BAP priority habitats. The tree line along the existing road through the middle of the site is a wildlife corridor and must be retained, which could result in a reduction in the capacity of the site.</p> <p>On balance it is considered that the effects would be minor adverse in relation to SA objective 1 and mitigation is considered achievable.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site lies on the edge of the village (local service centre) of Market Lavington which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is situated in relative proximity to the centre of Market Lavington and thereby a range of services / facilities would potentially be accessible by foot, cycle and public transport. Bus stops are present at several locations along the main road of the village providing connectivity to the public transport network. However, residents are likely to rely upon use of the private car to access employment and a wider range of services and facilities further afield.

	The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. The site lies between a residential area and a business park at the eastern side of the village. However, it is unlikely that housing densities could be maximised on this site since there is a wildlife corridor through the middle of the site which would need to be retained and there may be a need for further landscape buffers/screening to mitigate landscape impacts in relation to the Salisbury Plain.
2. Maximise reuse of previously developed land where possible/appropriate?	The site largely comprises garden land bifurcated by a road leading to the existing employment site. The surrounding land is in agricultural use. As such, the site would have no potential for significantly maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is largely located on greenfield land, as opposed to brownfield (i.e. previously developed land). It is considered unlikely that significant site remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	The site comprises agricultural/garden land. In line with national and local planning policy, the development of the land would need to ensure that soil quality and structure is appropriately protected.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a Mineral Safeguarding Area or Waste Site Safeguarding Area.
Assessment outcome (on balance) -	

Summary of SA Objective 2

The site lies to the south-east of the village on garden land sandwiched between a business park and residential areas. Development of the site would extend the envelope of the village and add to the urbanising effect created by the business park and as such would not be making use of previously developed land.

The site is within walking/cycling distance of services and facilities within the centre of Market Lavington and housing densities are unlikely to be maximised at this site due to the existing road and wildlife corridor on site, and the possible need to mitigate for landscape impacts. Overall, likely effects are considered to be minor adverse against SA Objective 2.

SA objective 3. Use and manage water resources in a sustainable manner

Decision Aiding Questions. Will the development site...

<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>Development of the site for housing would need to be capable of positively responding to the predicted effects of climate change.</p> <p>The land slopes down from south-east to north-west. Drainage issues from surface water have been recorded. There are no surface water drainage systems on site and all water flows to existing land drains.</p> <p>Existing foul water sewers cross the site, but there is limited capacity in local foul water systems. As such, a pumped connection may be required.</p> <p>Connection to existing mains water sources would be feasible.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>Given the capacity of the site, development would lead to a limited increase in demand for water. In developing the site for housing, consideration would need to be given to responding positively to existing/planned water infrastructure capacity in the local area. A capacity assessment should be undertaken to support any subsequent detailed proposals. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p> <p>Evidence indicates that water supply capacity and connection is available but that there are limitations in relation to foul, storm and surface water systems.</p>
<p>3. Ensure the installation of water saving measures such as rainwater</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water</p>

harvesting and water metering?	utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	<p>There are no surface water systems at this location – surface water currently flows to land drainage system. The site lies on the edge of an area underlain by chalk. As such, groundwater issues may arise that would prevent effective attenuation of surface waters. Soakaways/Sustainable Drainage Schemes may work, but soil permeability testing would need to be undertaken to inform the drainage strategy, in line with Wiltshire Council Groundwater Strategy and CIRIA Sustainable Drainage Systems (SuDS) Manual (C753)⁹² – part E - chapter 25. In addition, foul drainage may also be an issue. Further detailed investigation work would be required to support an allocation/planning application.</p> <p>Where technically feasible, the development of the site would need to make provision for on-site/off-site surface and foul water drainage. This may require statutory easements to be secured and dialogue with the relevant water utilities company would be essential at the detailed design stage.</p>
5. Protect, and where possible, improve surface, ground and drinking water quality?	<p>The site is not located within a Groundwater Source Protection Zone and hence is unlikely to significantly impact on quality and quantity of groundwater resources. That said, in line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p>
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	<p>Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.</p>

⁹² The SuDS Manual (C753), CIRIA, December 2015.

Assessment outcome (on balance) - -

Summary of SA Objective 3

Development would lead to an increase in demand for water infrastructure. There is adequate capacity to ensure water supply to the site, however foul and surface water drainage will need to be improved.

Drainage issues related to surface water have been recorded. Accordingly, a drainage strategy would need to be submitted in support of any planning application. Bearing in mind the site lies on the edge of an area underlain by chalk, consideration would need to be given to infiltration rates and surface water attenuation measures, which could be problematic to achieve given the soil conditions.

Due to the potential issues regarding foul water and surface water, and the fact that finding an appropriate drainage strategy could be problematic, this site is scored as moderate adverse against this objective.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

1. Maintain and improve local air quality?

The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). In addition, noise from the business park would need to be assessed and appropriately addressed through any subsequent planning application process. Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.

Development of the site would likely marginally increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within 1km of key services and facilities in Market Lavington and therefore accessible by foot and cycle. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.

2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and

Development of the site for approximately 23 dwellings may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Bearing in mind the fact that the site borders an existing residential area and a business park, mitigation measures to limit such impacts would need to be developed and implemented

vibration through the layout, design and/or location of development?	in accordance with local plan policy and advice from relevant bodies.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ⁹³ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).
5. Ensure that air quality impacts on local biodiversity sites are avoided?	The development of the site would likely to lead to a marginal increase in vehicular movements (over and above those that use the business park) which may have the potential to denigrate local air quality however it will be unlikely to denigrate local air quality to the extent that would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may to lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts. An assessment of the potential impact on on-site trees and hedgerows would need to be undertaken to support the

⁹³ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

	allocation/detailed planning application.
Assessment outcome (on balance) -	
Summary of SA Objective 4	
<p>The site is situated to the south-east of the settlement on garden land that separates the business park from existing residential areas and arable farmland. The site is not within a designated AQMA, but there would be a need to address impacts associated with construction (short-term)/occupation (longer-term) of any potential housing scheme. Measures must be implemented as necessary to mitigate emission levels in line with the council's policies and Air Quality Strategy. In turn the developable area of the site might be reduced. In addition, developers of the site could assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p> <p>A Noise Impact Assessment should be undertaken and submitted with any development proposals. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p> <p>Overall the likely effects against this SA objective are considered to be minor adverse.</p>	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources will be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for

practices?	the construction phase will also encourage sustainable building practices leading to a reduction in greenhouse gases emissions.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 5a</p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices to lead to a reduction in greenhouse gas emissions.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse impact against this objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is largely located within Flood Zone 1. However, records of surface water flooding would necessitate further detailed consideration and an investigation of the potential feasibility of a SuDS to be provided through any subsequent planning application process.</p> <p>Risk of flooding associated with impermeable surfaces created through residential development would need to be addressed through mitigation measures to ensure the surface runoff from the site is not increased beyond greenfield infiltration rates.</p> <p>The land is close to an area underlain by chalk and there is the potential for high groundwater levels/surface flooding due to groundwater. As such infiltration techniques may be possible, though there would be a need to investigate soil infiltration rates and the in order to introduce pollution prevention measures, and determine appropriate methods of surface water attenuation through a SuDS. Based upon the size of the site, any subsequent planning application would likely need to be supported by a Flood Risk Assessment.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	The long-term negative effects of housing development could potentially be offset through the delivery of low carbon dwellings and on-site renewable energy generation (e.g. solar voltaics).
3. Promote provision of surface water attenuation measures to reduce the	Post-development runoff rates should mimic or improve on existing greenfield rates so as not to exacerbate flooding. The site lies on the edge of an area underlain by chalk. Conventional soakaway measures may work, but permeability testing would

risk of flooding including: Sustainable Drainage Systems?	be required to support any subsequent planning application to inform a suitable drainage strategy. The potential to accommodate appropriate SuDS measures to manage surface water run-off from built form would need careful consideration. If technically feasible, SuDS will need to be designed in such a manner as to allow long-term positive management of water resources.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. However, due to the sloping nature of the site and existing ground conditions, consideration would need to be given to the control/management of surface and groundwater.
5. Protect and enhance the natural function of floodplains?	The water course running through the site introduces flood zones 2/3 and therefore a detailed Flood Risk Assessment would need to be undertaken to precisely clarify the extent of the developable area.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 5b</p> <p>The site is situated largely in Flood Zone 1. However, there are potential groundwater flooding issues due to the underlying chalk that would necessitate a detailed assessment of soil conditions, flood risk and the feasibility of utilising Sustainable Drainage Systems.</p> <p>Due to surface water flooding issues in Market Lavington and the likely difficulty in achieving a suitable drainage strategy, likely effects are considered to be moderate adverse against SA objective 5b.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>Records indicate that the land has medium archaeological potential. Therefore in accordance with legislation and national policy/local plan policy, the development of the site would have to ensure that designated/non-designated heritage assets are appropriately assessed/protected according to their significance.</p> <p>In terms of historic landscape, the site is characterised as demonstrating modern housing built on Medieval fields. As such the site exhibits a low sensitivity towards change as much of the historic character is no longer legible.</p> <p>Whilst the site is located in proximity to the Market Lavington Conservation Area, development would be unlikely to directly/physically affect heritage assets or designations. However, high quality design should be promoted to ensure that the development fits in with the townscape character and protects and enhances the setting of the Conservation Area.</p>
2. Ensure appropriate archaeological	Records indicate that the site has medium archaeological potential and there would be a need to undertake an archaeological

assessment prior to development?	assessment to support any subsequent planning application process.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site would not utilise historical buildings, or buildings of significant local interest.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site lies in proximity to the boundary of the Market Lavington Conservation Area and its setting. Consideration would need to be given to the significance of proximal heritage assets and all potentially harmful factors. In addition, consideration would need to be given to how housing development on greenfield land would be assimilated into the local landscape. In accordance with national policy/local policy, the development of the site for housing would need to maintain and enhance the distinctiveness of the existing urban fringe of the village.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) -	
Summary of SA Objective 6	
The site has medium archaeological interest and low sensitivity to change in terms of historic landscape character. That said, there is sufficient evidence to suggest the need for a detailed archaeological assessment to be undertaken to support any planning application process. Overall, likely effects are considered to be minor adverse against this SA objective.	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape	The site is located adjacent to the edge of the existing settlement boundary. Development would lead to an inevitable loss of

<p>character and scenic quality of the countryside?</p>	<p>garden land and an increased urbanising effect when considered in the context of adjacent housing and the business park. However, it is considered possible to employ robust mitigation strategies to mitigate landscape and visual impacts at this site.</p> <p>Market Lavington is overlooked by higher land associated with the Salisbury Plain to the south-east. Any development could therefore potentially have an adverse landscape impact and impact through potential increased use of the Salisbury Plain.</p> <p>In terms of landscape character the site falls within the Salisbury Plain (Type3 – High Chalk Plain). It is of good condition with a high visual sensitivity to change. The County Landscape Character Assessment defines the strategy for this type of land as one of conservation and preserving the remoteness/isolation of the area. To this end, any subsequent planning application process would need to make provision for strengthening the character and appearance of the area.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>Development of the site for housing would need to offer the potential to deliver a comprehensive network of Green Infrastructure and bolstering of existing habitats through tree/hedgerow planting. Such work would potentially limit the developable area of the site.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>Development of the site for housing would potentially offer the opportunity to deliver limited additional access to and availability of urban greenspaces.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management</p>	<p>The site is not located within a designated landscape area (e.g. AONB).</p>

objectives, in particular for the three local AONBs ⁹⁴ ?	
5. Protect rights of way, open space and common land?	The development of the site would lead to a loss of garden space. In addition development would not lead to any significant increase in rights of way in the area.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable.
Assessment outcome (on balance) -	
Summary of SA Objective 7	
Development of the site for housing would inevitably lead to a loss of garden land and fill a gap between the business park and existing housing stock. Whilst the loss of garden land would alter the character and appearance of the site, such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace/habitat connectivity. Due to the sloping nature of the site and the presence of the Salisbury Plain to the south-east, the site would likely need to be screened to address potential landscape impacts. Overall it is considered that development at this site would likely have minor adverse impacts against this SA objective.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of	Bearing in mind the size of the site/potential delivery capacity (approximately 23 dwellings), development for housing would

⁹⁴ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

affordable housing?	help marginally boost the local supply of affordable homes.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	Development of the site would marginally boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	Development of the site would appropriately respect the settlement hierarchy (Market Lavington is designated as a Local Service Centre) and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	A Neighbourhood Development Plan is in the early stages of preparation. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at this stage.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	If appropriately planned, the development of the site for limited number of houses would provide opportunity to increase the range and availability of housing in the village.
Assessment outcome (on balance) +	
<p>Summary of SA Objective 8</p> <p>The whole SHLAA site provides capacity for approx. 23 residential units (though this may be reduced through the mitigation set out in this assessment). Development at this site would contribute to Wiltshire's housing supply as well as boost the supply of a range of homes in accordance with national and local planning policies. There is an identified need for adaptive Affordable Housing to address identified local needs.</p> <p>The site is relatively sustainably located in relation to local services and facilities including the primary school and GP surgery.</p> <p>Overall the effects on this objective are considered to be minor positive.</p>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	

Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The site comprises garden land, surrounded by arable land, a business park and existing housing. Access is considered to be technically feasible via Southcliffe Road. Housing development on the site would fill a gap between the business park and existing housing stock. This may provide opportunities to integrate the site with neighbouring land-uses, thereby reducing the fear of crime. That said, an assessment of the potential effects additional housing on existing residential areas would need to be undertaken to support any subsequent planning application.
2. Promote design of buildings and spaces to reduce obesity?	Development of the site would need to provide opportunities to improve cycling and walking routes to local services/facilities/employment.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Development of the site would offer the opportunity to provide flexibly designed accommodation to meet the needs of the local area.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	Whilst set within a rural environment, Market Lavington nonetheless contains a GP Surgery. On the basis of evidence available at the time of assessment, capacity is available and the site would be sustainably located in relation to the facility.
5. Maximise opportunities within the most deprived areas?	Development of the site would help increase opportunities for the local community to access a decent home and thereby help reduce deprivation.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the village. Access to village facilities by walking and cycling would be achievable. However, access to other towns in the area would be limited by the current bus timetable.
7. Support the development of community campuses?	The development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	The site is situated on the edge of the village but, is nonetheless accessible in relation to local schools. There is capacity at local schools and additional housing would add to on-roll numbers.
Assessment outcome (on balance) -	

Summary of SA Objective 9

The site is relatively sustainably located on the edge of the village, with access to services and facilities via cycling/walking. On the basis of evidence gathered to date, there would appear to be sufficient capacity in local health facilities at Market Lavington’s GP surgery. The local primary school has spare capacity so additional housing in the village could help support the school. Whilst the local secondary school is currently full, it could potentially be expanded. Whilst there are a number of services and facilities at the village and a regular bus service, the majority of trips to work and wider services and facilities will likely involve use of cars.

Overall, the site is considered to have a minor adverse effect against SA objective 9, for which mitigation is achievable.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Development of the site for housing would have the potential to create links to existing walking and cycling routes.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of the site would be sustainably located in terms of accessing local walking/cycling routes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in an accessible location at the edge of the village and development of the site would offer the opportunity to improve cycling and walking routes to local services/facilities. Whilst there are a number of facilities, services, schools and surgery at Market Lavington, as well as a regular, peak-time bus service, housing development at this site is likely to result in use of the private car to access employment and a wider range of retail and facilities further afield.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is within 1km of key facilities such as the primary school, health centre and shops. As such, the site should be considered as being accessible. Residents would be able to walk or cycle to the majority of local facilities without the need to go outside of Market Lavington. Whilst there are regular bus services from the village to towns further afield, it is likely that residents will make use of private car to access employment and facilities in the wider area. The likely effects of development at

this site are considered to be minor adverse.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration?	The site would marginally boost the number of homes and thereby increase the population of the area.
2. Support the rural economy?	The site would marginally boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.

Assessment outcome (on balance) +

Summary of SA Objective 11
 Development of the site would marginally increase the local population and therefore could contribute to the local economy through use of local shops and services. Overall, the effects are considered minor positive.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	Development of the site for housing would have the potential to support the viability of existing employment areas.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of this site will have no effect on Trowbridge or Salisbury in terms of their ability to act as foci for major development.

Assessment outcome (on balance) +

Summary of SA Objective 12

Development of the site for housing would not provide new employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall, likely effects are considered to be positive.

Site 2055 – Underhill Nursery, Market Lavington

Site context

Site size: 1.90ha Site capacity: approximately 46 dwellings

The site covers approximately 1.90 hectares and forms a rectangular piece of land associated with Underhill Nursery on the eastern side of Market Lavington. The site comprises a detached 21st century red brick property, its garden and numerous poly-tunnels, enclosed by belts of coniferous trees extending to rough grassland to the north. Excluded from the site is a further detached 21st century property and its garden curtilage in the southwest corner of the field at the junction of Fiddington Clay and Fiddington Hill. To the east beyond site, the land continues to rise towards an escarpment and the Wessex Ridgeway bridleway. Fiddington Hill, a minor road, defines the southern boundary serving six properties and is bordered by grassy verges, garden hedgerows and trees. The southern part of the site comprises the front lawn and car park area of Underhill Nursery. The site's western boundary skirts around an adjacent property to join PRoW (Ref: MLAV24) and has a belt of mature trees separating the property and PRoW from poly-tunnels. There are two public rights of way (MLAV 24 & EAST22) along the western boundary of the site, with MLAV24 linking Stirling Road to the north. The site boundary with the properties on the eastern side of Stirling Road is timber post and rail with little vegetation. The site's northern boundary is a post and wire fence and hedgerow devoid of trees. The site's eastern boundary is open with no defined boundary and runs across the rear garden of the Underhill nursery property close to the coniferous boundary. The site is not within or adjacent to the village's designated Conservation Area.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?

The site lies within the 6.4km buffer zone associated with the Salisbury Plain SPA (approx. 750m to the south east).

The site is currently occupied by horticultural buildings and an associated domestic property in the southern part of the site. Potential habitats existing on site: Open grassland in northern part of site; Hedgerow on northern boundary of site connected to hedgerows to north and east; Large mature treeline/hedgerow around north-eastern corner of nursery (possibly non-native); Area of scrub vegetation on western boundary; Arable field adjacent to eastern boundary. Potential for reptiles, nesting birds, roosting bats, badger, and hedgehog - ecological assessment would be required to inform site design and mitigation requirements.

The site also lies approximately 440m to the west of Market Lavington East County Wildlife Site (CWS). Whilst development of the site would not directly impact on the designated features (calcareous grassland) associated with the CWS, additional

	<p>planting would assist in improving habitat connectivity in the local area.</p> <p>Features at the boundaries of the site, such as hedgerows and trees may support protected species. However, there would be the potential to create or enhance habitats/habitat connectivity.</p>
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	<p>The site lies within 6.4km buffer zone for Salisbury Plain SPA. Any development in the settlement could have an adverse impact due to an increase in overall recreational pressure.</p> <p>Therefore mitigation measures would be required in-line with the Management Plan/Habitats Regulations to maintain the integrity of the designated features of the Plain.</p> <p>The site also lies approximately 440m to the west of the Market Lavington East CWS.</p>
3. Result in greater community engagement with biodiversity?	<p>The development of the site for housing would have the potential to increase public access to designated/non-designated biodiversity features.</p> <p>The site lies within 1km of the Salisbury Plain SAC/SPA/SSSI and the protected Stone Curlew population. Hence increased recreational pressure associated with new development would need to be assessed as part of an appropriate assessment for the purposes of designing mitigation to meet the requirements of the Habitats Regulations.</p>
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	<p>Development of the site for housing would need to consider bolstering existing hedgerows, trees and boundary features to improve habitat connectivity and compensate for any losses incurred through development.</p>
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	<p>Development of the site would need to be capable of delivering multi-functional Green Infrastructure and improve habitat connectivity.</p>
6. Ensure all new developments have regard to and protect BAP habitats/species?	<p>Whilst development of this site would be unlikely to impact on the designated BAP habitats in the area, consideration would nonetheless need to be given to habitat linkages.</p>
7. Consider the findings of the HRA in site selection and design?	<p>The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment is required if the site</p>

	is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	Whilst there are designated Ancient Woodlands in the local area, the site itself is some distance away from such features. As such the likelihood that development would impact on the Ancient Woodlands is considered to be low.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) -	
<p>Summary of SA Objective 1</p> <p>The site lies in close proximity to the Salisbury Plain SAC/SPA/SSSI and within the Council buffer zone for Salisbury Plain SPA and further assessment would be required, including consideration given to mitigating potential recreational pressure on protected Stone Curlew. An appropriate assessment would be required if options at this settlement are taken forward into any subsequent stage in the selection process. A mitigation strategy for recreational pressure on Salisbury Plain SPA has been agreed with Natural England.</p> <p>Potential habitats exist on site and ecological assessment is required. Additional planting and wider mitigation measures may be required to address residual ecological impacts associated with the development of the site. Again, such measures would need to be identified and appropriately designed through a subsequent planning application process.</p> <p>On balance it is considered that the effects would be minor adverse against SA objective 1 and mitigation is considered achievable.</p>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	

Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<p>The site lies on the edge of the village (local service centre) of Market Lavington which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. Whilst on the eastern extremity of the village, the site is situated in relative proximity to the centre of Market Lavington and thereby a range of services / facilities would potentially be accessible by foot, cycle and public transport. Bus stops are present at several locations along the main road of the village providing connectivity to the public transport network. However, residents are likely to rely upon use of the private car to access employment and a wider range of services and facilities further afield.</p> <p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. The site lies to the extreme east of the village on greenfield land, used in part as a nursery. It is in close proximity to the Salisbury Plain SPA. Given the site's prominence in the landscape setting on the rural fringe of the village, it is unlikely that housing densities could be maximised on this site since there would need to be a degree of landscape mitigation especially in relation to impacts to the open countryside / Salisbury Plain landscape.</p>
2. Maximise reuse of previously developed land where possible/appropriate?	<p>The site largely comprises greenfield land along with buildings associated with the nursery. The land relates well to adjacent uses but would offer no potential for significantly maximising the reuse of previously developed land.</p>
3. Encourage remediation of contaminated land?	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</p> <p>The site is largely located on greenfield land, as opposed to brownfield (i.e. previously developed land). It is considered unlikely that significant site remediation measures would be required in order to facilitate development of the land for housing.</p>
4. Ensure the design and layout of new development supports sustainable waste management?	<p>The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
5. Protect and enhance soil quality?	<p>The site is largely greenfield in nature and therefore, in line with national and local planning policy, the development of the land would need to ensure that soil quality and structure is appropriately protected.</p>

6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a Mineral Safeguarding Area, or Waste Site Safeguarding Area.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site lies to the east of the village centre on greenfield land used in part as a nursery. The land is sandwiched between a business park and residential areas. Development of the site would extend the envelope of the village and add to the urbanising effect created by the business park.</p> <p>The site is within walking/cycling distance of services and facilities within the centre of Market Lavington, however it is unlikely to be appropriate for housing density to be maximised at this site. On the balance of available evidence at this stage, likely effects are considered to be minor adverse against SA Objective 2.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<p>Development of the site for housing would need to be capable of positively responding to the predicted effects of climate change.</p> <p>Part of the site appears to be affected by pluvial flooding on a 1:30 year basis. Drainage issues from surface water have been recorded. Indeed, There are no surface water systems on site and all water flows to existing land drains. Surface water disposal issues would need to addressed at any subsequent planning application stage and could involve third party consent.</p> <p>Existing foul water sewers cross the site, but there is limited capacity in local foul water systems.</p> <p>Connection to existing mains water sources would be feasible.</p>
2. Ensure that essential water	Given the capacity of the site, development would lead to a limited increase in demand for water. In developing the site for

<p>infrastructure is co-ordinated with all new development?</p>	<p>housing, consideration would need to be given to responding positively to existing/planned water infrastructure capacity in the local area. A capacity assessment should be undertaken to support any subsequent detailed proposals. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed.</p> <p>Evidence indicates that water supply capacity and connection is available but that there are limitations in relation to foul, storm and surface water systems.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>There are no surface water systems at this location – surface water currently flows to land drainage system. The site lies on the edge of an area underlain by chalk. As such, groundwater issues may arise that would prevent effective attenuation of surface waters. Soakaways/Sustainable Drainage Schemes may work, but soil permeability testing would need to be undertaken to inform the drainage strategy, in line with Wiltshire Council Groundwater Strategy and CIRIA Sustainable Drainage Systems (SuDS) Manual (C753)⁹⁵ – part E - chapter 25. In addition, foul drainage may also be an issue. Further detailed investigation work would be required to support an allocation/planning application. Development of the site would need to make provision for on-site/off-site surface and foul water drainage. This may require statutory easements to be secured and dialogue with the relevant water utilities company would be essential at the detailed design stage.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>The site is not located within a Groundwater Source Protection Zone and hence is unlikely to significantly impact on quality and quantity of groundwater resources.</p>

⁹⁵ The SuDS Manual (C753), CIRIA, December 2015.

<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 3</p> <p>Development would lead to an increase in demand for water infrastructure. There is adequate capacity to ensure water supply to the site, however, some local existing utilities infrastructure such as foul sewers and storm water drainage may need upgrading.</p> <p>Drainage issues related to surface water have been recorded. Accordingly, a drainage strategy would need to be submitted in support of any planning application. Bearing in mind the site lies on the edge of an area underlain by chalk, consideration would need to be given to infiltration rates and surface water attenuation measures, which could be problematic to achieve given the soil conditions.</p> <p>Due to the potential issues regarding foul water and surface water, and the fact that finding an appropriate drainage strategy could be problematic, this site is scored as moderate adverse against this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA). That said, housing development may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). In addition, noise from the business park would need to be assessed and appropriately addressed through any subsequent planning application process. Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely marginally increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within 1km of key services and facilities in Market Lavington and therefore accessible by foot and cycle. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and</p>

	junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	Development of the site for approximately 46 dwellings may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Bearing in mind the fact that the site borders an existing residential area and a business park, mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ⁹⁶ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While the development of the site would likely to lead to a marginal increase in vehicular movements (over and above those that use the nursery/business park these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air

⁹⁶ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

to travel by private car?	quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	<p>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts. However, it is considered unlikely that development would materially harm the Salisbury Plain SAC.</p> <p>An assessment of the potential impact on on-site trees and hedgerows would need to be undertaken to support the allocation/detailed planning application.</p>
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p>The site is situated to the east of the village centre on greenfield land associated with the nursery. Surrounding land is in agricultural/business use. The site is not within a designated AQMA, but there would be a need to address impacts associated with construction (short-term)/occupation (longer-term) of a housing scheme. Measures must be implemented as necessary to mitigate emission levels in line with the council's policies and Air Quality Strategy. In turn the developable area of the site might be reduced. In addition, developers of the site could assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p> <p>A Noise Impact Assessment should be undertaken and submitted with any development proposals. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p> <p>Overall the likely effects against this SA objective are considered to be minor adverse.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of	Promotion and development of low carbon sources will be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire

energy?	Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase will also encourage sustainable building practices leading to a reduction in greenhouse gases emissions.
Assessment outcome (on balance) -	
Summary of SA Objective 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices to lead to a reduction in greenhouse gas emissions.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse impact against this SA objective.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is largely located within Flood Zone 1. However, records of surface water flooding would necessitate further detailed consideration and an investigation of the potential feasibility of a Sustainable Drainage System to be provided through any subsequent planning application process.</p> <p>Risk of flooding created by impermeable surfaces associated with residential development would need to be addressed through mitigation measures to ensure the surface run-off from the site is not increased beyond greenfield infiltration rates.</p> <p>The land is close to an area underlain by chalk and there is the potential for high groundwater levels/surface flooding due to groundwater. As such infiltration techniques may be possible, though there would be a need to investigate soil infiltration rates and the potential to introduce pollution prevention measures, and determine appropriate methods of surface water attenuation through a SuDS. Based upon the size of the site, any subsequent planning application would likely need to be</p>

	supported by a Flood Risk Assessment.
2. Ensure that development can adapt to the predicted future impacts of climate change?	The long-term negative effects of housing development could potentially be offset through the delivery of low carbon dwellings and on-site renewable energy generation (e.g. solar voltaics).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	Records indicate the site is affected by surface water flooding. The site lies on the edge of an area underlain by chalk. As such, the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form will need careful consideration as ground conditions may render such measures and conventional soakaways as being ineffective. However, if technically feasible, SuDS will need to be designed in such a manner as to allow long-term positive management of water resources.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. However, due to the sloping nature of the site and existing ground conditions, consideration would need to be given to the control/management of surface and groundwater.
5. Protect and enhance the natural function of floodplains?	Not applicable. The site is not located within proximity to watercourses or critical flood zones.
Assessment outcome (on balance) - -	
Summary of SA Objective 5b	
<p>The site is situated in Flood Zone 1. However, the recorded incidence/probability of surface/groundwater flooding would necessitate a detailed assessment of soil conditions, flood risk and the feasibility of utilising Sustainable Drainage Systems.</p> <p>Due to surface water flooding issues in Market Lavington and the likely difficulty in achieving a suitable drainage strategy, likely effects are considered to be moderate adverse against SA objective 5b.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled	Records indicate that the land has high archaeological potential. Therefore in accordance with legislation and national policy/local plan policy, the development of the site would have to ensure that designated/non-designated heritage assets are appropriately assessed/protected according to their significance.

<p>Monuments and Historic Parks & Gardens?</p>	<p>Whilst the site is located in proximity to the Market Lavington Conservation Area, development would be unlikely to directly/physically affect heritage assets or designations. However, high quality design should be promoted to ensure that the development fits in with the townscape character and protects and enhances the setting of the Conservation Area.</p> <p>In terms of historic landscape, the site is a nursery created on former post-medieval and medieval fields however the previous landscape is no longer legible and as such the site has low sensitivity to change.</p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p>An archaeological assessment has been carried out that has identified medieval remains and mitigation is required. Further assessment and appraisal would be required inform proposals.</p>
<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p>The site would not utilise historical buildings, or buildings of significant local interest.</p>
<p>4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?</p>	<p>The site lies in proximity to the boundary of the Market Lavington Conservation Area and its setting. Consideration would need to be given to the significance of proximal heritage assets and all potentially harmful factors.</p> <p>In addition, consideration would need to be given to how housing development on greenfield land would be assimilated into the local landscape. In accordance with national policy/local policy, the development of the site for housing would need to maintain and enhance the distinctiveness of the existing urban fringe of the village.</p>
<p>5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?</p>	<p>There are no records of heritage assets at risk within the site.</p>
<p>6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?</p>	<p>Not applicable.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 6</p> <p>The site has high archaeological interest since previous archaeological assessment indicates that the site appears to contain medieval remains that would need to be further investigated and appraised through any subsequent planning application process. Proposals would also need to be informed by a Heritage Impact Assessment.</p>	

Mitigation could be problematic to achieve in a way that is compatible with development. The likely effects are considered to be moderate adverse against this objective.	
SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The site is located adjacent to the edge of the existing settlement boundary. Development would lead to an inevitable loss of land which benefits from a business use; and an increased urbanising effect when considered in the context of adjacent housing and the business park.</p> <p>Market Lavington is overlooked by higher land associated with the Salisbury Plain to the south-east. Any development could therefore potentially have an adverse landscape impact on the Salisbury Plain. This site is located to the east of the village and is in close proximity to the Salisbury Plain SPA (approx. 750m at its closest point). The site is adjacent to existing residential stock is screened by woodland tree cover and mature hedgerows at its boundaries, however the topography of the surrounding area means that development here needs careful consideration in relation to its impact on the Salisbury Plain landscape. It is considered that green infrastructure buffers could be incorporated in the design to mitigate the impact. This would include appropriate planting to link with existing trees/hedgerows. This is likely to reduce the capacity of the site.</p> <p>There are two footpaths adjacent to the site boundary (north and west) which introduce sensitive visual receptors, albeit with low inter-visibility potential due to the nature of the existing hedgerows.</p> <p>In terms of landscape character the site falls within the Salisbury Plain (Type 15 – Greensand Vale). It is of moderate to declining condition. The County Landscape Character Assessment defines the strategy for this type of land as one of protecting pasture land which this site is not. However, any subsequent planning application process would need to make provision for strengthening the character and appearance of the area.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	Development of the site for housing would need to offer the potential to deliver a comprehensive network of Green Infrastructure and bolstering of existing habitats through tree/hedgerow planting. Such work would potentially limit the developable area of the site.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	Development of the site for housing would potentially offer the opportunity to deliver limited additional access to and availability of urban greenspaces.

4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ⁹⁷ ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	The development of the site would lead to a loss of garden space. In addition development would not lead to any significant increase in rights of way in the area.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 7</p> <p>Development of the site for housing would inevitably lead to a loss of land which benefits from a business use. Whilst the loss of greenfield land would alter the character and appearance of the site, such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace/habitat connectivity. However, due to the sloping nature of the site and the presence of the Salisbury Plain Special Protection Area (SPA/SAC/SSSI) to the south-east, the site would likely need to be substantial green infrastructure buffer to address potential landscape impacts, which would reduce the capacity of the site.</p> <p>Overall it is considered that development at this site would likely have minor adverse impacts against this SA objective.</p>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types	

⁹⁷ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery capacity (approximately 46 dwellings), development for housing would help boost the local supply of affordable homes.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	Development of the site would boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	Development of the site would appropriately respect the settlement hierarchy (Market Lavington is designated as a Local Service Centre) and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	A Neighbourhood Development Plan is in the early stages of preparation. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at this stage.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	If appropriately planned, the development of the site for limited number of houses would provide opportunity to increase the range and availability of housing in the village.
Assessment outcome (on balance) + +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for approx. 46 residential units (though this may be reduced through the mitigation set out in this assessment. Development at this site would contribute to Wiltshire's housing supply as well as boost the supply of a range of homes in accordance with national and local planning policies. There is an identified need for adaptive Affordable Housing to address identified local needs.	

The site is relatively sustainably located in relation to local services and facilities such as the primary school, GP surgery and shops.

Overall the effects on this objective are considered to be moderate beneficial.

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities

Decision Aiding Questions. Will the development site...

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The site comprises greenfield land and horticultural buildings, surrounded by arable land, a business park and existing housing. Housing development on the site would fill a gap between the business park and existing housing stock. This may provide opportunities to integrate the site with neighbouring land-uses, thereby reducing the fear of crime. That said, an assessment of the potential effects additional housing on existing residential areas would need to be undertaken to support any subsequent planning application.
2. Promote design of buildings and spaces to reduce obesity?	Development of the site would need to provide opportunities to improve existing cycling and walking routes to local services/facilities/employment.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Development of the site would offer the opportunity to provide flexibly designed accommodation to meet the needs of the local area.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	Whilst set within a rural environment, Market Lavington nonetheless contains a GP Surgery. On the basis of evidence available at the time of assessment, capacity is available and the site would be sustainably located in relation to the facility.
5. Maximise opportunities within the most deprived areas?	Development of the site would help increase opportunities for the local community to access a decent home and thereby help reduce deprivation.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the village. Access to village facilities by walking and cycling would be achievable. However, access to other towns in the area would be limited by the current bus timetable.
7. Support the development of community campuses?	The development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope	St Barnabus Primary in Market Lavington has surplus places at present and would benefit from housing within the locality. Lavington Secondary is the catchment school and is already full and forecasted to remain so. The school could however be

with the additional demand generated from the site?	expanded.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 9</p> <p>The site is located on the eastern edge of the village and is relatively accessible to the village centre from a walking/cycling perspective. On the basis of evidence gathered to date, there would appear to be sufficient capacity in local health facilities at Market Lavington's GP surgery. The local primary school has spare capacity so additional housing in the village could help support the school. Whilst the local secondary school is currently full, it could potentially be expanded. Whilst there are a number of services and facilities at the village and a regular bus service, the majority of trips to work and wider services and facilities will likely involve use of cars. Overall, the site is considered to have a minor adverse effect against SA objective 9, for which mitigation is achievable.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Development of the site would potentially offer the opportunity to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of the site would have the potential to create links to existing cycling routes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	<p>The site is located in an accessible location on the edge of the village with good prospects for connectivity to local services and facilities. Whilst there are a number of facilities, services, schools and surgery at Market Lavington, as well as a regular, peak-time bus service, housing development at this site is likely to result in use of the private car to access employment and a wider range of retail and facilities further afield.</p> <p>It should be noted that access to this site is constrained and this should be investigated further if this site progresses to any further stage of the site selection process.</p>

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is within 1km of key facilities such as schools, health centres or shops and therefore should be considered as being accessible. Future residents would be able to walk or cycle to the majority of local facilities without the need to go outside of Market Lavington. Whilst there are regular bus services from the village to towns further afield, it is likely that residents will make use of private car to access employment and facilities in the wider area. The likely effects of development at this site are considered to be minor adverse, for which mitigation is achievable.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration?	<p>The site is located on greenfield/nursery land. Development would result in an increased urbanising effect and loss of land in a business/employment use.</p> <p>The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.</p>
2. Support the rural economy?	<p>The site would marginally boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.</p>

Assessment outcome (on balance) +

Summary of SA Objective 11

Development would result in an increased urbanising effect and loss of land in a business/employment use. That said, development of the site would marginally increase the local population and therefore could contribute to the local economy through use of local shops and services. Overall, the effects are considered minor positive.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and	<p>The development of the site would lead to the loss of a nursery and hence a loss of employment space. As a result, any</p>
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viability of existing employment areas?	subsequent planning application would need to address clauses i) – v) of Core Policy 35 ⁹⁸ .
2. Provide a focus for development in Salisbury and Trowbridge?	Development of this site will have no effect on Trowbridge or Salisbury in terms of their ability to act as foci for major development.
Assessment outcome (on balance) 0	
<p>Summary of SA Objective 12</p> <p>Development of the site for housing would not provide new employment land and would remove an existing business/employment use. However the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall, likely effects are considered to be neutral.</p>	

⁹⁸ Wiltshire Core Strategy

Site 3443 – Land to the east of Lavington School, Market Lavington

Site context	
Site size: 0.75ha Site capacity: approximately 15 dwellings	
This site is located on two green fields to the east of Lavington Secondary School. Ancient Woodland associated with Manor House Woods/Lady Wood runs along the northern boundary of the site which slopes down to a brook.	
A new build house is located within the current footprint of the site – school caretaker lives in this property. The remainder of the site is used as storage, non-designated recreation use and some greenhouse use. Existing housing fronts onto the site along the southern, and to some extent, eastern boundaries.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	<p>The site comprises open grassland to the immediate east of Lavington School and north of existing residential properties on Park Road. The northern boundary of the site is marked by mature hedgerows and trees associated with Ancient Woodland/Manor House Woods County Wildlife Site (CWS) which abuts the site. The woodland would need to be buffered and adequately protected from development.</p> <p>Badger setts are recorded to be present in the adjacent Ancient Woodland associated with the Manor House Woods CWS. The site is adjacent to the school and contains a domestic dwelling and detached garage (The School House), which are both potential bat roosts. In addition, the potential for nesting birds, reptiles, hedgehogs and badgers exists on and around the site. Habitats present are unknown, but appear to be hay meadow, which would need to be confirmed by a habitat survey. Ecological assessment required to inform site design and mitigation requirements.</p> <p>Any development of the site would need to protect existing vegetation and the CWS. This could be potentially achieved through additional planting and landscaping.</p> <p>In addition, the site lies within the 6.4km buffer zone associated with the Salisbury Plain SPA (approx. 1.5km to the south-east of the site).</p>
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and	<p>The site lies within the 6.4km buffer zone for Salisbury Plain SPA. Therefore mitigation measures would be required in-line with the Management Plan/Habitats Regulations to maintain the integrity of the designated features of the Plain.</p> <p>The site also lies immediately to the south of Ancient Woodland associated with the Manor House Woods CWS. Any</p>

species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	development of the site would need to protect and buffer the Ancient Woodland to the north.
3. Result in greater community engagement with biodiversity?	<p>The development of the site for housing would have the potential to increase public access to designated/non-designated biodiversity features.</p> <p>The site lies within approximately 1.5 km of the Salisbury Plain SAC/SPA/SSSI and the protected Stone Curlew population. Hence increased recreational pressure associated with new development would need to be assessed as part of an appropriate assessment for the purposes of designing mitigation to meet the requirements of the Habitats Regulations.</p>
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would need to bolster existing hedgerows, trees and boundary features to improve habitat connectivity and compensate for any losses incurred through development.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	Development of the site would need to be capable of delivering multi-functional Green Infrastructure and improve habitat connectivity. This could be potentially achieved through additional planting and landscaping.
6. Ensure all new developments have regard to and protect BAP habitats/species?	Development of this site would likely impact on the designated Ancient Woodland BAP habitats in the area. As such, consideration would need to be given to creating habitat linkages through additional planting.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The site abuts designated Ancient Woodland associated with the Manor House Woods CWS. Whilst the extent of the woodland would not be affected by development, there would nonetheless be a need to provide a buffer that would be likely to limit the overall size of the site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals,	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.

particularly in relation to Salisbury Plain and New Forest SPAs?	
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) -	
Summary of SA Objective 1	
<p>The site comprises an open field to the immediate east of Lavington School; and south of Ancient Woodland associated with the Manor House Woods CWS. . Development of the site for housing would need to provide screening/buffers to the Ancient Woodland. Such works could potentially help support linkages to existing habitats and thereby improve biodiversity. Ecological assessment would be required.</p> <p>The site lies within proximity to the Salisbury Plain SAC/SPA/SSSI and within the Council buffer zone for Salisbury Plain SPA and further assessment would therefore be needed to be given to mitigating potential recreational pressure on protected Stone Curlew. The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment would be required if options at this settlement are taken forward into any subsequent stage in the selection process. A mitigation strategy for recreational pressure on Salisbury Plain SPA has been agreed with Natural England.</p> <p>On balance it is considered that the effects would be minor adverse against SA objective 1 and mitigation is considered achievable.</p>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is located in close proximity to Lavington School and residential development on land to the west of the village. The local service centre of Market Lavington is considered to be a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is situated in close proximity to the centre of Market Lavington and therefore opportunities would exist for accessing a range of services / facilities by foot, cycle and public transport. Bus stops are present at several locations along the main road of the village providing connectivity to the public transport network. However, residents are likely to rely

	<p>upon use of the private car to access employment and a wider range of services and facilities further afield.</p> <p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. However, given the likely need for a green infrastructure buffer to protect the adjacent woodland and to screen the existing housing, it is unlikely that housing densities could be maximised on this site.</p>
2. Maximise reuse of previously developed land where possible/appropriate?	The site largely comprises greenfield, rather than previously developed land. Therefore, development would lead to an inevitable loss of greenfield land.
3. Encourage remediation of contaminated land?	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</p> <p>However, based on existing evidence, further assessment of land contamination would be required in support of a planning application.</p>
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	The site is greenfield in nature and extensive in size. In line with national and local planning policy, the development of the land would need to ensure that soil quality and structure is appropriately protected.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a Mineral Safeguarding Area or Waste Site Safeguarding Area.
Assessment outcome (on balance) -	

Summary of SA Objective 2

The site lies to the west of the village centre and comprises an open, greenfield area of land adjacent to Lavington School (west), Ancient Woodland (north) and residential development (south). Development of the site would lead to an urbanising effect on the area and potential impacts on the school, residential area and Ancient Woodland unless mitigated through screening/planting.

The site is within walking/cycling distance of services and facilities within the centre of Market Lavington, however due to the need for green infrastructure buffer/screening it is unlikely that housing densities can be maximised at this site.

the balance of available evidence at this stage, likely effects are considered to be minor adverse against SA Objective 2.

SA objective 3. Use and manage water resources in a sustainable manner

Decision Aiding Questions. Will the development site...

1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?

Development of the site for housing would need to be capable of positively responding to the predicted effects of climate change.

The site comprises an open field situated between the local school/housing stock and Ancient Woodland.

Drainage issues from surface water have been recorded. There are no surface water systems on site and all water flows to existing land drains. Surface water disposal issues would need to be addressed at any subsequent planning application stage and could involve third party consent.

There are no storm water systems in the area and hence managing surface water flows may be difficult to achieve. There would be limited capacity in existing foul water sewerage systems; and there have been recorded incidents of sewer flooding in the area.

Connection to existing mains water sources would be feasible.

2. Ensure that essential water infrastructure is co-ordinated with all new development?

Given the capacity of the site, development would lead to a limited increase in demand for water. In developing the site for housing, consideration would need to be given to responding positively to existing/planned water infrastructure capacity in the local area. A capacity assessment should be undertaken to support any subsequent detailed proposals. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.

Evidence indicates that water supply capacity and connection is available but that there are limitations in relation to foul,

	storm and surface water systems.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	There are no surface water systems at this location – surface water currently flows to land drainage system. The site lies on the edge of an area underlain by chalk. As such, groundwater issues may arise that would prevent effective attenuation of surface waters. Soakaways/Sustainable Drainage Schemes may work, but soil permeability testing would need to be undertaken to inform the drainage strategy, in line with Wiltshire Council Groundwater Strategy and CIRIA Sustainable Drainage Systems (SuDS) Manual (C753) ⁹⁹ – part E - chapter 25. In addition, foul drainage may also be an issue. Further detailed investigation work would be required to support an allocation/planning application. Where technically feasible, the development of the site would need to make provision for on-site/off-site surface and foul water drainage. This may require statutory easements to be secured and dialogue with the relevant water utilities company would be essential at the detailed design stage.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Source Protection Zone and hence is unlikely to significantly impact on quality and quantity of groundwater resources. That said, in line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.

⁹⁹ The SuDS Manual (C753), CIRIA, December 2015.

to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 3</p> <p>Development would lead to an increase in demand for water infrastructure. There is adequate capacity to ensure water supply to the site, however foul and surface water drainage may need to be improved.</p> <p>Drainage issues related to surface water and sewer flooding events have been recorded in the area. Accordingly, a drainage strategy would need to be submitted in support of any planning application. Bearing in mind the site lies on the edge of an area underlain by chalk, consideration would need to be given to infiltration rates and surface water attenuation measures, which could be problematic to achieve given the soil conditions.</p> <p>Due to the potential issues regarding foul water and surface water, and the fact that finding an appropriate drainage strategy could be problematic, this site is scored as moderate adverse against this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maintain and improve local air quality?	<p>The site is not located within an Air Quality Management Area (AQMA). That said, housing development may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). In addition, noise from the school would need to be assessed and appropriately addressed through any subsequent planning application process. Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely marginally increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within 1km of key services and facilities in Market Lavington and therefore potentially accessible by foot and cycle. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures would need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>

<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for approx. 16 dwellings may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Bearing in mind the fact that the site borders and existing residential area and school, appropriate mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>A noise impact assessment would be required to assess the impact on new housing development in relation to noise from the adjacent school. A contaminated land assessment would also be required.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>4. Seek to reduce development in or near to AQMAS¹⁰⁰?</p>	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).</p>
<p>5. Ensure that air quality impacts on local biodiversity sites are avoided?</p>	<p>The development of the site would likely to lead to a moderate increase in vehicular movements. While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p>
<p>6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>7. Ensure that potential impacts from</p>	<p>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air</p>

¹⁰⁰ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

<p>air quality on relevant SACs are avoided?</p>	<p>quality to the extent that this would impact on SACs and it is considered unlikely that development would materially harm the Salisbury Plain SAC. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p> <p>An assessment of impact on on-site trees and hedgerows as well as on the adjacent Ancient Woodland would need to be undertaken to support the allocation/detailed planning application.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 4</p> <p>The site is situated to the west of the village centre on open, greenfield land. The surrounding land comprises the Lavington School (west), Ancient Woodland (north) and housing stock (south). A noise impact assessment may be required to assess the impact of noise on the proposed residential development. The site is not within a designated AQMA, but there would be a need to address impacts associated with construction (short-term)/occupation (longer-term) of any potential housing scheme. Measures must be implemented as necessary to mitigate emission levels in line with the council’s policies and Air Quality Strategy. In turn the developable area of the site might be reduced. In addition, developers of the site could assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p> <p>A Noise Impact Assessment should be undertaken and submitted with any development proposals. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p> <p>Overall the likely effects against this SA objective are considered to be minor adverse.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Minimise emissions of greenhouse gases and ozone depleting substances?</p>	<p>Development of the site for housing would have the potential to increase greenhouse gas emissions generated through the construction and occupation phases. These emissions could be mitigated through the design process, as set out in ‘Delivering strategic objective 2: to address climate change’ and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.</p>
<p>2. Promote the development of renewable and low carbon sources of energy?</p>	<p>Promotion and development of low carbon sources will be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement</p>

	that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase will also encourage sustainable building practices leading to a reduction in greenhouse gases emissions.
Assessment outcome (on balance) -	
Summary of SA Objective 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices to lead to a reduction in greenhouse gas emissions.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse impact against this SA objective.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is largely located within Flood Zone 1, but the watercourse (in Flood Zones 2/3) to the north raises the risk of drainage/flood risk issues. Records of surface water flooding/sewer flooding and a lack of storm water/foul water infrastructure would necessitate further detailed consideration and an investigation of the potential feasibility of a SuDS to be provided through any subsequent planning application process.</p> <p>Risk of flooding created by impermeable surfaces associated with residential development would need to be addressed through appropriate mitigation measures to ensure the surface run-off from the site is not increased beyond greenfield infiltration rates.</p> <p>There is a need to introduce pollution prevention measures, including SuDS however the proximity to the watercourse could mean that drainage is problematic. Based upon the size of the site, any subsequent planning application would likely need to</p>

	be supported by a Flood Risk Assessment.
2. Ensure that development can adapt to the predicted future impacts of climate change?	The long-term negative effects of housing development could potentially be offset through the delivery of low carbon dwellings and on-site renewable energy generation (e.g. solar voltaics).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	Records indicate the site/local area is affected by surface water/sewer flooding and the presence of the adjacent watercourse may mean that surface water drainage is problematic. In addition, third party consent may be needed in order to secure access to the watercourse to enable drainage. Therefore, the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form will need careful consideration as ground conditions may render such measures as being ineffective. If technically feasible, SuDS will need to be designed in such a manner as to allow long-term positive management of water resources.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is largely located within Flood Zone 1, but the presence of the stream in close proximity to the northern portion of the site introduces Flood Zones 2/3, at a distance of 5 m from the site at its closest point.
5. Protect and enhance the natural function of floodplains?	The water course to the north of the site is within Flood Zones 2/3 and therefore a detailed Flood Risk Assessment would need to be undertaken to precisely understand the impacts of development at this site.
Assessment outcome (on balance) - -	
Summary of SA Objective 5b	
The site is largely situated in Flood Zone 1, although the presence of the stream to the north raises the risk of drainage/flooding issues, albeit off site. The recorded incidence/probability of surface water/sewer flooding would necessitate a detailed assessment of soil conditions, flood risk and the feasibility of utilising Sustainable Drainage Systems through any subsequent planning application process. Due to the potential of development to exacerbate flooding, and the fact that it may be problematic to achieve a suitable drainage strategy, this site is considered likely to have moderate adverse impacts against this objective.	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks &	Records indicate that the land has low archaeological potential. However, as a greenfield site, there may be potential for archaeological assets below ground which may require further evaluation and mitigation. Therefore in accordance with legislation and national policy/local plan policy, the development of the site would have to ensure that designated/non-designated heritage assets are appropriately assessed/protected according to their significance.

Gardens?	<p>Whilst the site is located in proximity to the Market Lavington Conservation Area and several Listed Buildings, development would be unlikely to directly/physically affect heritage assets or designations. However, high quality design should be promoted to ensure that the development fits in with the townscape character.</p> <p>In terms of historic landscape, the site is characterised by the modern school and housing built on post medieval piecemeal fields. Little or none of the previous character is legible, therefore the historic landscape has a low sensitivity to change.</p>
2. Ensure appropriate archaeological assessment prior to development?	An archaeological assessment of the site may need to be undertaken as part of any subsequent planning application process.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site would not utilise historical buildings, or buildings of significant local interest.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<p>The site lies to the west of the Market Lavington Conservation Area and its setting. Consideration would nonetheless need to be given to the significance of proximal heritage assets and all potentially harmful factors.</p> <p>In addition, consideration would need to be given to how housing development on greenfield land would be assimilated into the local landscape, particularly in terms of the adjacent school and housing stock. In accordance with national policy/local policy, the development of the site for housing would need to maintain and enhance the distinctiveness of the existing urban fringe of the village.</p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) -	
Summary of SA Objective 6	
The site has low archaeological interest and low sensitivity to change in terms of historic landscape character. However, as the land is greenfield, an assessment may	

need to be undertaken at any subsequent planning application stage in order to assess archaeological potential. Overall likely effects are considered to be minor adverse against this SA objective.

SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place

Decision Aiding Questions. Will the development site...

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The site is located adjacent to the western edge of the existing settlement boundary. However, development within this part of the village would avoid likely effects/impacts on designated landscape features – e.g. Salisbury Plain and the Conservation Area.</p> <p>The presence of veteran trees and Ancient Woodland to the north of the site, as well as a watercourse and ecological designations would necessitate detailed assessments to be undertaken at any subsequent planning application stage.</p> <p>Market Lavington is overlooked from the south-east by higher land associated with the Salisbury Plain. Any development in the village could therefore potentially have a landscape effect; and impact through potential increased use of the Salisbury Plain. That said, due to the fact the site is bound by the Lavington School to the west and housing to the south, it is considered unlikely that a modest scheme for 15 houses would lead to an adverse landscape impact/increased recreational pressure.</p> <p>In terms of landscape character the site falls within the Salisbury Plain (Type 15 – Greensand Vale). It is of moderate strength, but in a declining condition. The County Landscape Character Assessment defines the strategy for this type of land as one of protecting pasture land which this site appears not to be. However, any subsequent planning application process would need to make provision for strengthening the character and appearance of the area.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>Development of the site for housing would need to offer the potential to deliver Green Infrastructure and bolstering of existing habitats through tree/hedgerow planting, particularly in terms of buffering the Ancient Woodland associated with the Manor House Woods CWS.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>The development of the site for housing would potentially offer the opportunity to deliver limited additional access to and availability of urban greenspaces.</p>
<p>4. Conserve and enhance areas with landscape designations and take</p>	<p>The site is not located within a designated landscape area (e.g. AONB).</p>

account of their management objectives, in particular for the three local AONBs ¹⁰¹ ?	
5. Protect rights of way, open space and common land?	The development of the site would lead to a loss of agricultural land. In addition, development would not lead to any significant increase in, or degradation of rights of way in the area.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable.
Assessment outcome (on balance) -	
Summary of SA Objective 7	
Development of the site for housing would inevitably lead to a loss of greenfield land and fill a gap between areas of Ancient Woodland (north), a school (west) and existing housing (south). Whilst the loss of greenfield land would alter the character and appearance of the site, such impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace/habitat connectivity and buffer the potential risk of flooding from the watercourse that runs to the north of the site. Overall it is considered that development at this site would likely have minor adverse impacts against this SA objective.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of	Bearing in mind the size of the site/potential delivery capacity (approximately 16 dwellings) development for housing would

¹⁰¹ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

affordable housing?	only marginally boost the local supply of affordable homes.
3. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Development of the site would need to deliver high quality, sustainable homes across all types and tenures.
4. Ensure adequate provision of land to meet housing needs?	Development of the site would marginally boost housing supply to contribute towards meeting local needs.
5. Have regard to the settlement hierarchy?	The allocation and development of the site would appropriately respect the settlement hierarchy (Market Lavington is designated as a Local Service Centre) and thereby reduce the risk of speculative development in unsustainable locations.
6. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would need to assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
7. Consider the emerging Neighbourhood Plans?	A Neighbourhood Development Plan is in the early stages of preparation. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at this stage.
8. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	If appropriately planned, the development of the site for limited number of houses would provide opportunity to increase the range and availability of housing in the village.
Assessment outcome (on balance) +	
Summary of SA Objective 8	
<p>The whole SHLAA site provides capacity for approx. 15 residential units (though this may be reduced through the mitigation set out in this assessment. Development at this site would contribute to Wiltshire's housing supply as well as boost the supply of a range of homes in the village. There is an identified need for Adapted Affordable Housing to address identified local needs. The development of the site for housing would go some way towards meeting some of this need.</p> <p>The site is relatively contained and sustainably located in relation to local services and facilities.</p> <p>Overall the effects on this objective are considered to be minor positive.</p>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	

Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The site comprises an open field bound by Lavington School (west) and existing housing (south), on the western edge of the village.
2. Promote design of buildings and spaces to reduce obesity?	Development of the site would need to provide opportunities to improve cycling and walking routes to local services/facilities/employment.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Development of the site would offer the opportunity to provide a modest number of flexibly designed accommodation to meet the needs of the local area.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	Whilst set within a rural environment, Market Lavington nonetheless contains a GP Surgery. On the basis of evidence available at the time of assessment, capacity is available and the site would be sustainably located in relation to the facility.
5. Maximise opportunities within the most deprived areas?	Development of the site would help increase opportunities for the local community to access a decent home and thereby help reduce deprivation, subject to meeting the wider provisions of the local development plan.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the western edge of the village. Access to village facilities by walking and cycling would be achievable. However, access to other towns in the area would be potentially limited and subject to the current bus timetable.
7. Support the development of community campuses?	The development of community campuses is directed to the town level and therefore not appropriate.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	St Barnabus Primary in Market Lavington has surplus places at present and would benefit from housing within the locality. Lavington Secondary is the catchment school and is already full and forecasted to remain so. The school could be expanded however.
Assessment outcome (on balance) -	
Summary of SA Objective 9	

The site is located to the west of the village on land bound by Lavington School (west) and existing housing (south), with access to services and facilities via cycling/walking. On the basis of evidence gathered to date, there would appear to be sufficient capacity in local health facilities at Market Lavington's GP surgery. The local primary school has spare capacity so additional housing in the village could help support the school. Whilst the local secondary school is currently full, it could potentially be expanded. Whilst there are a number of services and facilities at the village and a regular bus service, the majority of trips to work and wider services and facilities will likely involve use of cars.

Overall, the site is considered to have a minor adverse effect against SA objective 9, for which mitigation is achievable.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	The allocation and development of the site would potentially offer the opportunity to improve cycling and walking routes to local services/facilities/employment, subject to the wider policy provisions of local development plan. It should be noted that the access to the site currently coincides with the access to the school. This would present safety and security issues and should be considered within any subsequent planning application.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	The site would have the potential to create links to existing cycling routes into the village.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in a broadly accessible location on the western edge of the village with reasonable prospects for connectivity via cycling /walking to local services and facilities. Whilst there are a number of facilities, services, schools and surgery at Market Lavington, as well as a regular, peak-time bus service, housing development at this site is likely to result in use of the private car to access employment and a wider range of retail and facilities further afield.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is within 1km of key facilities such as schools, health centres or shops and therefore should be considered as being accessible. Residents would potentially be able to walk or cycle to the majority of local facilities without the need to go outside of Market Lavington. However, development at the village would be unlikely to create new employment opportunities in the village itself. Whilst a bus service visits the village, the majority of trips to work and wider services and facilities will likely involve use of cars. There are potential issues in relation to the access being through the school's land. This should be considered in any further stage of assessment

or any subsequent planning application.	
The likely effects of development at this site are considered to be minor adverse.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration?	The site would marginally boost the number of homes in the village and thereby increase the population of the area to a limited extent. This would potentially assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The site would marginally boost the number of homes in the village and thereby markedly increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
Summary of SA Objective 11	
Development of the site would increase the local population and therefore could contribute to the local economy through use of local shops and services. Overall, likely effects are considered to be minor positive.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas.
2. Provide a focus for development in Salisbury and Trowbridge?	Whilst an appropriate level of development would broadly respect the settlement hierarchy and status of the village as a Local Service Centre, it would do nothing to support the role of Salisbury and Trowbridge as the primary focus for growth.
Assessment outcome (on balance) +	

Summary of SA Objective 12

Development of the site for housing would not result in new employment land. The site allocation is for housing and hence will generate direct and indirect short-term construction employment, and will help stimulate the local economy once built. Overall, the effects are considered minor positive.

A.5. Malmesbury Community Area

Malmesbury Community Area Remainder - Stage 3 Site Assessment Tables

Sites considered in this Area of Search

Site 3233 - Land at Ridgeway Farm, Crudwell
<u>Site OM014 - Land at Tuners Lane, Crudwell</u>
Site 3128 - Land off Wick Road, Oaksey

Sites being taken forward by Wiltshire Council from this stage to Stage 4

Site 3233 - Land at Ridgeway Farm, Crudwell
<u>Site OM014 - Land at Tuners Lane, Crudwell</u>
Site 3128 - Land off Wick Road, Oaksey

Crudwell

Site 3233 - Land at Ridgeway Farm, Crudwell

Site context

Site size: 3.58ha Site capacity: approximately 81 dwellings

There is an existing access off Tetbury Lane. The site is surrounded by open pasture land to the north with dwellings to the east and west. There are some large agricultural barns (in state of disrepair) used for storage with some smaller outbuildings and hardstanding, and agricultural equipment on the entrance to the site. Some mature trees on site.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. Potential for bat roosts within farm buildings. However, the site is currently in agricultural use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. Any development of this site should give consideration to retaining and enhancing existing hedgerows (UK BAP Priority Habitat), where possible, and trees on the site boundary, which would be beneficial to wildlife. Potential for bat roosts within farm buildings. Field margins are good for Great Crested Newts, reptiles etc. Great Crested Newts within 250m and also an unsurveyed pond within 250m. Hedgerows form secondary wildlife corridor which contribute to connectivity in the wider landscape.
3. Result in greater community engagement with biodiversity?	Given the size of the site it could be possible that development of this site could lead to greater community engagement with biodiversity through provision of open space and access to the open countryside beyond.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors. There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows and trees along the boundaries of the site where possible. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of Public Open Space this may give opportunities for biodiversity enhancement.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multifunctional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows). Potential for bat roosts within farm buildings. There would need to be surveys undertaken for Great Crested Newts, reptiles etc.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement.

8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 1</p> <p>The site is in agricultural / pasture use. There are some large agricultural barns (in state of disrepair) used for storage with some smaller outbuildings and hardstanding, and agricultural equipment at the entrance to the site. There are no significant records (or other relevant information) for protected species within the site. However Great Crested Newts are recorded within 250m of the site and therefore ecological assessment and further details on the proposals will be required to accurately assess likely impacts. There is potential to create or enhance habitats. Development of this site should give consideration to retaining and enhancing existing hedgerows (UK BAP Priority Habitat) and trees on the site boundary where possible. Hedgerows form secondary wildlife corridor which contribute to connectivity in the wider landscape. The evidence base indicates there are few ecological issues in relation to this site. However, the precautionary principle must be applied and ecological assessment at site level to support individual planning applications will be required for any development. Overall, the likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the large village of Crudwell which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is within a reasonable walking/cycling distance to the centre of the village and a bus stop is present providing connectivity to Chippenham, Cirencester and Bath and the wider the public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site’s prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There

	would also need to be a degree of landscape mitigation and sensitive design due to the site's location.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site with some large agricultural barns (in state of disrepair) used for storage with some smaller outbuildings and hardstanding in the southern part of the site. There is little or no potential for maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on agricultural land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is partially (western part of the site) located within a designated Mineral Safeguarding Area for sand and gravel. Any development in this location will need to avoid sterilisation of the mineral resource in the ground where possible. As such, options for the extraction of this resource prior to development occurring should be considered - in line with policies MCS6 and MDC4 of the Minerals Development Framework. However, the site is located in close proximity to existing residential development which itself may constrain the feasibility of mineral extraction prior to any development taking place. This would need further consideration and assessment at the planning application stage and the real potential for resource sterilisation is reflected through the assessment scoring of minor effect. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
Summary of SA Objective 2	
The site is greenfield and is not located on previously developed land. There is no available evidence at this stage of the process to determine the agricultural grade / value of the site, however if it was found to be versatile, its loss is considered minor to negligible due to the size of the site. There are no known contamination issues	

<p>and therefore unlikely to require remediation. The site is partially located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall, likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change.</p> <p>This part of Crudwell is constrained in relation to foul sewer capacity and a scheme for improvements would be required which is likely to be significant. There are no planned works by Wessex Water until after 2020. Notwithstanding this, evidence suggests that further development would be no more problematic than that already approved.</p> <p>Planned mitigation works will improve service levels in the short-term. There would be a requirement for an offsite connecting sewer to land drainage systems for surface water disposal. However there is no evidence to suggest that development of the site for housing would not be capable of being supported by planned water and sewerage infrastructure capacity provided significant investment is brought forward.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. There are no programmed investment works for the area until after 2020. However, water supply would require off-site connections to mains with limited network reinforcement. Also see comments above Q3:1.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>This is a Groundwater area and the surface water systems are at capacity. Further guidance can be found in Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) to control the risk of surface water flooding from impermeable surfaces. There is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and</p>

	sewerage infrastructure capacity.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site is within Groundwater Source Protection Zone 1 and further advice would need to be sought from the Environment Agency in order to support any subsequent planning application. The site is in a groundwater area and hence surface water systems would need to be sealed as per local sewers. Wiltshire Council's Groundwater Strategy would need to be considered in helping shape any subsequent development proposals. Any discharge into the local watercourses would need to be at a controlled rate, and surface water systems are already at capacity in this location.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
Summary of SA Objective 3	
Development at this site would be capable of incorporating measures to positively respond to the predicted effects of climate change. There is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity. The site is within Groundwater Source Protection Zone 1. Therefore there may be a significant effect which would need mitigation; further advice would need to be sought from the Environment Agency. The development of the site may need to make provision for on-site surface and foul water drainage and it is considered possible on this site. Consideration should be given to the inclusion of SuDS to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Any subsequent proposal for development would need to be supported by a Flood Risk Assessment. Overall, it is considered that the likely effects would be moderate adverse.	
SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	
Decision Aiding Questions. Will the development site...	
1. Maintain and improve local air quality?	The site is not located within an Air Quality Management Area (AQMA) and currently Crudwell does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but minor effects are likely. Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air

	<p>quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. Development is likely to increase local commuter traffic, which may impact on local air quality although the site is within a central location and village services could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>4. Seek to reduce development in or near to AQMAs^{102?}</p>	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance</p>

¹⁰² Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

	targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p>The site is in a central location to the village of Crudwell and is within an accessible location to the services offered at the village level. Development is likely to increase local commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality although village services could be accessed by cycle or by foot. Development is likely to lead to increases in traffic on local roads which may adversely affect air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p> <p>The site does not fall within a designated AQMA and is unlikely to adversely affect any AQMA elsewhere within the county. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour and light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy, for example an acoustic buffer could be required to reduce the impact of the development and pedestrian and cycle linkages can be made with adjoining residential area but likely that car use will increase. A new bus stop could be created and improvements to cycle/walking linkages.</p> <p>Overall, the likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.</p>	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions

gases and ozone depleting substances?	generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 5a</p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	

Decision Aiding Questions. Will the development site...	
<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. There is flooding on local roads which are causing access/egress issues. The development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. No specific vulnerabilities are known with regards this particular site. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. Groundwater area and surface water systems must be sealed as per sewers. Soakaways/infiltration may not work. Any discharge into the local watercourses must be at a controlled rate. The surface water systems are at capacity. Dialogue with the sewage undertaker as foul drainage systems may be at capacity and require improvement. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including SuDs. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>The site is located within Flood Zone 1. There is flooding on local roads which are causing access/egress issues in the local area. Groundwater area and hence surface water systems must be sealed as per local sewers. Conventional soakaways/infiltration systems may not work effectively. Nonetheless, consideration of alternative surface water drainage systems should be investigated through any subsequent planning application process. Any discharge into the local watercourses must be at a controlled rate. The surface water systems are at capacity. Dialogue with the relevant utility company may be required as foul drainage systems may be at capacity and require improvement. The site has the potential to accommodate an appropriate Sustainable Drainage System measures to manage surface water run-off from built form and</p>

	should be incorporated in to the design and layout of any development scheme. See Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. (Also see comments in response to 5 above).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) -	
Summary of SA Objective 5b	
<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. There are a number of watercourses in close proximity to site which may lead to localised surface water flooding. Flood Zone 2 and 3 dissect the village in the north, and there is a stream running south to the east of the village (Area of Flood Zones 2/3 125m north east of the site and Area of Flood Zone 2 130m south of site). Development of the site may lead to localised surface water flooding. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including SuDS. Any proposals to develop the site would need to be supported by a flood risk assessment. System measures to manage surface water run-off from built form and should be incorporated in to the design and layout of any development scheme. See Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25. Overall, the likely effects are considered to be minor adverse against this objective and mitigation achievable.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is located approximately 110m to the east of the Crudwell Conservation Area from which it is separated by more modern development along Tetbury Lane and The Dawneys. Development of the site may affect the setting of this asset and its significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are unlikely but in the event they arise, it is likely that they can be mitigated.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as medium (ridge and furrow earthworks) so further archaeological assessment to support development of the site is required. The potential historic landscape been evaluated as medium sensitivity. The site is made up of modern fields which consolidated earlier post medieval fields and medieval fields which would have been once medieval open field which are uncommon across the county.

3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site contains no existing historical buildings and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The Conservation Area was designated 14th January 1975 and there are no published management objectives or detailed appraisal for this Conservation Area. The Conservation Area narrowly borders the rear of properties along the main road running through the village and expands somewhat to encompass the 'old nucleus' of the village around the church. It includes most of the buildings and spaces along the main A429, as well as the historic buildings and green by All Saints church and the Tithe Barn beyond. It includes a number of fields and the two village greens maintaining a strong link with the countryside. There are some significant trees in the village and around the church a positive contribution to its ambience. Development would be capable of maintaining and enhancing the character and distinctiveness of Crudwell, whether it be through a reduced scale of development, design of dwellings and high quality materials, if a Heritage Impact Assessment considers them to be necessary.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no 'at risk' heritage assets on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 6</p> <p>The site is located approximately 110m to the east of the Crudwell Conservation Area and is separated by housing including some of it more modern in appearance. The impact of the site on the historic environment is likely to be minimal, and could be mitigated through appropriate design and siting in the event a Heritage Impact Assessment reveals it is necessary to do so. There are no listed buildings or Scheduled Monuments in close proximity to the site. An archaeological assessment would be required to determine the archaeological potential of the site. Overall it is considered that the likely effects are minor adverse against this objective and mitigation is achievable.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The Landscape Character of this site falls within the Limestone Lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance

	<p>in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Crudwell, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees to shield the development contained within. There are hedgerows present on site which could be extended for further screening given the location of the site on the rural fringe. There are sensitive visual receptors (houses) in the vicinity of the site and part of site is brownfield/ farm sheds. Intervisibility is considered to be low. It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspace and the wider countryside for recreation.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs¹⁰³?</p>	<p>The site lies outside of the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.</p>
<p>5. Protect rights of way, open space</p>	<p>In accordance with local plan policy, the development of the site would protect and potentially extend the existing rights of</p>

¹⁰³ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

and common land?	way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. Public footpath CRUD9 is due to be extended as part of a recently permitted development on the site ¹⁰⁴ and will pass through the site, linking the existing footpath in the north eastern tip of the site to Tetbury Lane. This may require diversion, which may add to travel times and will alter the amenity value of the path. Assuming this right of way remains open during construction and operation, no adverse effects are likely.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
Summary of SA Objective 7 The site is on the rural fringe of Crudwell and is made up of agricultural buildings with fields to the north. Views into the site from a number of locations from residential properties and open countryside to the north. The level of effect would depend on the design of the development and employment of appropriate mitigation. It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. Public footpath CRUD9 is due to be extended through part of the site. Assuming this right of way remains open during construction and operation, no adverse effects are likely. The site is of a size which could deliver areas of public open space or green infrastructure within the site. Overall it is considered that the likely effects are minor adverse against this objective and mitigation would be achievable.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help

house types and sizes to meet the needs of all sectors of the community?	to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	The Neighbourhood Plan has not advanced beyond the area designation stage therefore it is not considered sufficiently advanced.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) + + +	
<p>Summary of SA Objective 8 The whole SHLAA site provides capacity for approximately 81 residential units (though this may be reduced through the mitigation set out in this assessment). Development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would meet the aim of SA Objective 8 and a major beneficial effect is considered likely against this objective.</p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children's play area and other landscaping to improve facilities and amenity. High

	quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is no doctor's surgery located with Crudwell. The site is within the outer boundary of the catchment of the Cricklade Surgery, which has the nearest surgery to Crudwell at Ashton Keynes which is approximately 8 miles from the site. NHS Wiltshire CCG has commented that 1 modern large surgery serving town and surrounding area has capacity.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Crudwell area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 002A LSOA, which is amongst the 30% least deprived neighbourhoods in the country ¹⁰⁵ . Development of this site is likely to contribute to the low levels of deprivation experienced in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by a bus route providing connectivity to Chippenham, Cirencester and Bath and the wider the public transport network. Given the limited services within Crudwell it is

¹⁰⁵ English indices of deprivation (DCLG, 2015)

	however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	The site falls in the Crudwell Church of England Primary School catchment area. The primary school is full but expansion could be possible through mitigation to support additional capacity to cater for pupils arising from development.
Assessment outcome (on balance) -	
Summary of SA Objective 9 The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The site is within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. There may be some pressure on local facilities such as schools and doctors surgeries. Overall the likely effects are considered to be minor adverse against this objective.	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	There is no footway at this part of Tetbury Lane, but there is scope to create one on the site frontage notwithstanding lack of connection in the immediate vicinity. There is scope to extend footpath provision to within the site to connect to the existing PRoW network. Opportunities for increasing walking accessibility to facilities are therefore limited. Tetbury Lane is suitable for cyclists but the A429 less so for any considerable distance.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	The site is well located in terms of access to the primary school, post office, public houses, village hall and church but walking from the site to access these facilities is for some of the journey by foot, unsafe although there is scope for some limited improvement. The village is serviced by a bus route with a bus stop (Old Post Office) some 450m distance which offers a direct service to Malmesbury and Cirencester (commuter and inter-peak). The nearest train station (Kemble) is beyond walking/cycling distance. However given the limited services within Crudwell it is however likely that residents would be reliant

	on the use of a private vehicle.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 10 The site is located in the west of the Large Village of Crudwell. There is an existing access and layby off Tetbury Lane. The site is within walking distance of the services and facilities but part of the route lacks a footway, as does existing housing in the immediate vicinity of the site. The types of facilities found in higher order settlements such as Malmesbury and Cirencester mean that overall residents are still likely to rely upon use of the private car. Public footpaths, whilst in the vicinity and having the potential to be connected to, are unlikely to materially increase walking accessibility to the centre of the village. Overall the likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.</p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
<p>Summary of SA Objective 11 Development will increase the local population resulting in a small contribution towards the local rural economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term (and potential use of local services such as the pubs, hotel and post office), and will help stimulate the local economy once built by providing an increase in workforce in the medium-long term for local employers. It is expected that development in this location would support the viability of local services, facilities and businesses of Crudwell village. Overall it is considered that it is likely that there would be no adverse effect and whilst there no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely to have a minor positive effect on the local economy and meet the aim of SA Objective 11.</p>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the vitality and	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in

viability of existing employment areas?	accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
Assessment outcome (on balance) +	
<p>Summary of SA Objective 12</p> <p>The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on Objective 12.</p>	

Site OM014 - Land at Tuners Lane, Crudwell

<p>Site context Site size: 1.5 ha Site capacity: approximately 40 dwellings</p> <p><u>The site is located off Tuners Lane on the fringe of Crudwell. The site is predominately surrounded by open pasture land with dwellings to the south east. The site slopes gently towards the south of the site. Along the southern boundary of the site between Tuners Lane and the hedgerow is a small drainage ditch which appears quite overgrown. There is hedgerow on the boundaries to the south and east with a mature tree to the northern eastern boundary.</u></p>	
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses Decision Aiding Questions. Will the development site...</p>	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	<u>Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. However, the site is currently in arable use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.</u>

<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p><u>The site is in agricultural / pasture use. The site is not within or adjacent to any site designated for nature conservation. The stream which runs to the south west of the site is UK BAP Priority Habitat because it is running water and a natural watercourse, however it is on the opposite side of the road and is unlikely to be directly affected by development of the proposed site. The habitats within the site are arable crop rotation, which is of low conservation value however the boundary hedges do contribute to primary habitat connectivity around the site and linking into the wider landscape, enabling movement of wildlife between different habitat areas. The hedgerows should not only be maintained as part of any future development but bulked up to ensure they continue to provide this function for biodiversity. There is scope to add some meaningful enhancement for wildlife within the site – this may be associated with any attenuation pond that is constructed as part of the development but could also be part of any public open space or children’s play area. The precautionary principle must be applied and ecological assessment at site level to support individual planning applications will be required for any development.</u></p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p><u>Given the connectivity with the PRow on the eastern boundary it would be possible that development of this site would lead to greater community engagement with biodiversity.</u></p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p><u>In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors. There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows and trees along the boundaries of the site where possible. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of Public Open Space this may give opportunities for biodiversity enhancement.</u></p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p><u>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.</u></p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/species?</p>	<p><u>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species.</u></p>
<p>7. Consider the findings of the HRA in site selection and design?</p>	<p><u>The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement.</u></p>
<p>8. Maintain the existing extent of ancient woodland sites?</p>	<p><u>The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries.</u></p>

9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	<u>Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.</u>
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	<u>Not applicable – the site does not fall within one of the Council’s current guidance areas.</u>
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	<u>The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</u>
Assessment outcome (on balance) -	
<p>Summary of SA Objective 1</p> <p><u>The site is in agricultural / pasture use. There is potential to create or enhance habitats. Development of this site should give consideration to retaining and enhancing existing hedgerows and the tree on the site boundary where possible. Hedgerows form secondary wildlife corridor which contribute to connectivity in the wider landscape. The evidence base indicates there are few ecological issues in relation to this site. However, the precautionary principle must be applied and ecological assessment at site level to support individual planning applications will be required for any development. Overall, the likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.</u></p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<u>The site is situated on the edge of the large village of Crudwell which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is within a reasonable walking/cycling distance to the centre of the village and a bus stop is present providing connectivity to Chippenham, Cirencester and Bath and the wider the public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site’s prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site’s location.</u>
2. Maximise reuse of previously developed land where	<u>This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.</u>

possible/appropriate?	
3. Encourage remediation of contaminated land?	<u>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield arable land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</u>
4. Ensure the design and layout of new development supports sustainable waste management?	<u>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</u>
5. Protect and enhance soil quality?	<u>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.</u>
6. Protect the best and most versatile agricultural land?	<u>There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.</u>
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<u>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</u>
Assessment outcome (on balance) -	
Summary of SA Objective 2	
<u>The site is greenfield and is not located on previously developed land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. The agricultural quality of the land is not known, but if found to be best and most versatile its loss would be minor to negligible. Overall effects are considered likely to be minor adverse against this objective.</u>	
SA objective 3. Use and manage water resources in a sustainable manner	

Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<u>In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. Crudwell is constrained in relation to foul sewer capacity and a scheme for improvements could be required which is likely to be significant. There are no planned works by Wessex Water until after 2020. Notwithstanding this, evidence suggests that further development would be no more problematic than that already approved. However there is no evidence to suggest that development of the site for housing would not be capable of being supported by planned water and sewerage infrastructure capacity provided significant investment is brought forward.</u>
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<u>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. There are no programmed investment works for the area until after 2020. However, water supply would require off-site connections to mains with limited network reinforcement. Also see comments above Q3:1.</u>
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	<u>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.</u>
4. Consider the need for adequate provision of surface water and foul drainage?	<u>This is a Groundwater area and the surface water systems are at capacity. Further guidance can be found in Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) to control the risk of surface water flooding from impermeable surfaces. There is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity.</u>
5. Protect, and where possible, improve surface, ground and drinking water quality?	<u>In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site is within Groundwater Source Protection Zone 1 and further advice would need to be sought from the Environment Agency in order to support any subsequent planning application. The site is in a groundwater area and hence surface water systems would need to be sealed as per local sewers. Wiltshire Council's Groundwater Strategy would need to be considered in helping shape any subsequent development proposals.</u>

<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p><u>Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.</u></p>
<p><u>Assessment outcome (on balance) - -</u></p>	
<p>Summary of SA Objective 3</p> <p><u>Development at this site would be capable of incorporating measures to positively respond to the predicted effects of climate change. There is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity. The site is within Groundwater Source Protection Zone 1. Therefore there may be a significant effect which would need mitigation; further advice would need to be sought from the Environment Agency. The development of the site may need to make provision for on-site surface and foul water drainage and it is considered possible on this site. Consideration should be given to the inclusion of SuDS to control the risk of surface water flooding from impermeable surfaces. Further guidance can be found in Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Any subsequent proposal for development would need to be supported by a Flood Risk Assessment.</u></p> <p><u>Overall, it is considered that the likely effects would be moderate adverse.</u></p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p><u>The site is not located within an Air Quality Management Area (AQMA) and currently Crudwell does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but minor effects are likely.</u> <u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u> <u>Development is likely to increase local commuter traffic, which may impact on local air quality although the site is within a central location and village services could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council’s Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable</u></p>

	<u>transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.</u>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<u>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u> <u>The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</u>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	<u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u>
4. Seek to reduce development in or near to AQMA ¹⁰⁶ ?	<u>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.</u>
5. Ensure that air quality impacts on	<u>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate</u>

¹⁰⁶ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

local biodiversity sites are avoided?	<u>local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	<u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.</u>
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	<u>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p><u>The site is situated to the north west of Crudwell and is within an accessible location to the services offered at the village level. Development is likely to increase local commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality although village services could be accessed by cycle or by foot. Development is likely to lead to increases in traffic on local roads which may adversely affect air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council’s Air Quality Strategy. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</u></p> <p><u>The site does not fall within a designated AQMA and is unlikely to adversely affect any AQMA elsewhere within the county. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour and light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy, for example an acoustic buffer could be required to reduce the impact of the development and pedestrian and cycle linkages can be made with adjoining residential area but likely that car use will increase. A new bus stop could be created and improvements to cycle/walking linkages.</u></p> <p><u>Overall, the likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.</u></p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions Decision Aiding Questions. Will the development site...</p>	

<p>1. Minimise emissions of greenhouse gases and ozone depleting substances?</p>	<p><u>Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.</u></p>
<p>2. Promote the development of renewable and low carbon sources of energy?</p>	<p><u>Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.</u></p>
<p>3. Promote energy efficiency in buildings and new development?</p>	<p><u>Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.</u></p>
<p>4. Minimise contributions to climate change through sustainable building practices?</p>	<p><u>Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.</u></p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 5a</p> <p><u>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</u></p> <p><u>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</u></p>	

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p><u>The site is located within Flood Zone 1, with Flood Zone 2 and 3 to the south of Turners Lane. There are flooding issues within Crudwell and future development will need to demonstrate no increase the flood risk potential to these downstream areas. The development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. Groundwater area and surface water systems must be sealed as per sewers. Soakaways/infiltration may not work. Any discharge into the local watercourses must be at a controlled rate. The surface water systems are at capacity. Dialogue with the sewage undertaker as foul drainage systems may be at capacity and require improvement. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including SuDs. Further guidance can be found in the Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</u></p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p><u>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</u></p> <ul style="list-style-type: none"> • <u>hotter summers;</u> • <u>milder winters;</u> • <u>increased periods without rain;</u> • <u>increased intensity in rainfall; and</u> • <u>more extreme weather events.</u> <p><u>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</u></p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	<p><u>The site is located within Flood Zone 1 There are flooding issues within Crudwell. The site is within a groundwater area and hence surface water systems must be sealed as per local sewers. Conventional soakaways/infiltration systems may not work effectively. Nonetheless, consideration of alternative surface water drainage systems should be investigated through any subsequent planning application process. Any discharge into the local watercourses</u></p>

	<u>must be at a controlled rate. The surface water systems are at capacity. Dialogue with the relevant utility company may be required as foul drainage systems may be at capacity and require improvement. The site has the potential to accommodate an appropriate Sustainable Drainage System measures to manage surface water run-off from built form and should be incorporated in to the design and layout of any development scheme. See Wiltshire Council's Groundwater Strategy and CIRIA Guidance Part E, Chapter 25.</u>
4. Minimise the risk of flooding to people and property (new and existing development)?	<u>The site is located within Flood Zone 1, with Flood Zone 2 and 3 to the south of Turners Lane. There are flooding issues within Crudwell and future development will need to demonstrate no increase the flood risk potential to these downstream areas. (Also see comments in response to 5 above).</u>
5. Protect and enhance the natural function of floodplains?	<u>In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.</u>
Assessment outcome (on balance) - -	
Summary of SA Objective 5b	
<u>The site is located within Flood Zone 1, with Flood Zone 2 and 3 to the south of Turners Lane. There are a number of watercourses in close proximity to site which may lead to localised surface water flooding. There are flooding issues within Crudwell and future development will need to demonstrate no increase the flood risk potential to these downstream areas. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including SuDS. Any proposals to develop the site would need to be supported by a flood risk assessment. System measures to manage surface water run-off from built form and should be incorporated in to the design and layout of any development scheme. See Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25.</u>	
<u>Overall, the likely effects are considered to be moderate adverse against this objective with mitigation problematic.</u>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<u>The site is located approximately 150m to the west of the Crudwell Conservation Area from which it is separated by open farm land and some residential dwelling. The current green open setting of the Heritage Asset is considered to contribute to the significance of the Conservation Area in a positive manner. Development of the site may affect the setting of the conservation area and its significance. Subject to more detailed Heritage Assessment this may reduce the extent and/or density of development. Adverse effects are unlikely but in the event they arise, it is likely that they can be mitigated. The site is not adjacent to any listed buildings nor are there any scheduled monuments in the vicinity.</u>

2. Ensure appropriate archaeological assessment prior to development?	<u>The archaeological potential of the site has been evaluated as low and further archaeological assessment to support development of the site is required. The potential historic landscape been evaluated as low sensitivity. The site is made up of modern land parcels created by altering the larger post medieval field here with previous character poorly legible and quite commonplace.</u>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	<u>The site contains no existing historical buildings and as such no opportunity to reuse historical buildings or buildings of significance is presented.</u>
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<u>The Conservation Area was designated 14th January 1975 and there are no published management objectives or detailed appraisal for this Conservation Area. The Conservation Area narrowly borders the rear of properties along the main road running through the village and expands somewhat to encompass the 'old nucleus' of the village around the church. It includes most of the buildings and spaces along the main A429, as well as the historic buildings and green by All Saints church and the Tithe Barn beyond. It includes a number of fields and the two village greens maintaining a strong link with the countryside. There are some significant trees in the village and around the church a positive contribution to its ambience. Development would be capable of maintaining and enhancing the character and distinctiveness of Crudwell, whether it be through a reduced scale of development, design of dwellings and high quality materials, if a Heritage Assessment considers them to be necessary.</u>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	<u>There are no 'at risk' heritage assets on site.</u>
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	<u>The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.</u>
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 6</p> <p><u>The site is located to the west of the Crudwell Conservation Area from which it is separated by open farm land to the north of Tuners Lane. The current green open setting of the Heritage Asset is considered to contribute to the significance of the Conservation Area in a positive manner. Development of the site may affect the setting of the conservation area and its significance. Subject to more detailed Heritage Assessment this may reduce the extent and/or density of development. Adverse effects are unlikely but in the event they arise, it is likely that they can be mitigated.</u></p> <p><u>The impact of the site on the historic environment is likely to be moderate, however could be mitigated through appropriate design and siting in the event a</u></p>	

<p><u>Heritage Assessment reveals it is necessary to do so. There are no listed buildings or Scheduled Monuments in close proximity to the site. An archaeological assessment would be required to determine the archaeological potential of the site.</u></p>	
<p><u>Overall it is considered that the likely effects are moderate adverse against this objective with mitigation problematic.</u></p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place Decision Aiding Questions. Will the development site...</p>	
<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p><u>The Landscape Character of this site falls within the Limestone Lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Crudwell, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect. There are hedgerows present on site which could be extended for further screening given the location of the site on the rural fringe. There are sensitive visual receptors (houses) in the vicinity of the site. Intervisibility is considered to be low. It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies.</u></p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p><u>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.</u></p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban</p>	<p><u>In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated</u></p>

greenspace and the wider countryside for recreation?	<u>landscape assets. In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspace and the wider countryside for recreation.</u>
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁰⁷ ?	<u>The site lies outside of the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.</u>
5. Protect rights of way, open space and common land?	<u>In accordance with local plan policy, the development of the site would protect and potentially extend the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. PRow (CRUD10) passes along the eastern boundary of the site. Assuming these rights of ways remain open during construction and operation, no adverse effects are likely. It is likely that development in this location would therefore have an impact on views from various public rights of way. Given the size of the site additional connectivity to existing networks could be achieved.</u>
6. Protect the Western Wiltshire Green Belt from inappropriate development?	<u>The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.</u>
Assessment outcome (on balance) -	
<p>Summary of SA Objective 7</p> <p><u>The site is on the rural fringe of Crudwell and a greenfield site Views into the site from a number of locations from residential properties and open countryside to the north, south and west. The level of effect would depend on the design of the development and employment of appropriate mitigation. It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust</u></p>	

¹⁰⁷ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

mitigation and enhancement strategies. The site is of a size which could deliver areas of public open space or green infrastructure within the site. Overall it is considered that the likely effects are minor adverse against this objective and mitigation would be achievable.

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	<u>The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.</u>
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	<u>Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.</u>
3. Ensure adequate provision of land to meet housing needs?	<u>In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.</u>
4. Have regard to the settlement hierarchy?	<u>In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.</u>
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	<u>In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.</u>
6. Consider the emerging Neighbourhood Plans?	<u>The Neighbourhood Plan is at its infancy stage and at this time the plan is not considered sufficiently advanced.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	<u>In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.</u>

Assessment outcome (on balance) + + +

Summary of SA Objective 8

The whole SHLAA site provides capacity for approximately 40 residential units (though this may be reduced through the mitigation set out in this assessment). Development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall it is considered that allocation of this site would meet the aim of this

<u>objective and a major beneficial effect is considered likely against this objective.</u>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	<u>In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.</u>
2. Promote design of buildings and spaces to reduce obesity?	<u>In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.</u>
3. Promote the design of buildings and spaces to meet the changing needs of the population?	<u>In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.</u>
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<u>There is no doctor’s surgery located with Crudwell. The site is within the outer boundary of the catchment of the Cricklade Surgery, which has the nearest surgery to Crudwell at Ashton Keynes which is approximately 8 miles from the site. NHS Wiltshire CCG has commented that 1 modern large surgery serving town and surrounding area has</u>

	<u>capacity.</u>
5. Maximise opportunities within the most deprived areas?	<u>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Crudwell area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 002A LSOA, which is amongst the 30% least deprived neighbourhoods in the country¹⁰⁸. Development of this site is likely to contribute to the low levels of deprivation experienced in this area.</u>
6. Reduce rural isolation, including access to services for those without a car in rural areas?	<u>The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by a bus route providing connectivity to Chippenham, Cirencester and Bath and the wider the public transport network. Given the limited services within Crudwell it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</u>
7. Support the development of community campuses?	<u>Development of community campuses is directed to the town level and therefore this is not appropriate for this site.</u>
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated	<u>The site falls in the Crudwell Church of England Primary School catchment area. The primary school is full but expansion could be possible through mitigation to support additional capacity to cater for pupils arising from development. Malmesbury Secondary School is also full but capable of expansion. Mitigation would be required to</u>

¹⁰⁸ English indices of deprivation (DCLG, 2015)

from the site?	<u>cater for additional pupil demand.</u>
Assessment outcome (on balance) -	
<p>Summary of SA Objective 9</p> <p><u>The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The site is within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. There may be some pressure on local facilities such as schools and doctors surgeries. Overall the likely effects are considered to be minor adverse against this objective.</u></p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices Decision Aiding Questions. Will the development site...</p>	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	<u>There is no footway at this part of Tuners Lane, but there is scope to create one on the site frontage. There is also possible scope to connect to the footway in the immediate vicinity. There is opportunity to link footpath provision within the site to connect to the existing PRow network to the eastern boundary of the site. Opportunities for increasing walking accessibility to facilities are therefore limited. Tuners Lane is suitable for cyclists but the A429 less so for any considerable distance.</u>
2. Ensure new development incorporates facilities and infrastructure for cyclists?	<u>Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.</u>
3. Improve the jobs/homes balance, to reduce out-commuting?	<u>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</u>
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	<u>The site is well located in terms of access to the primary school, post office/food shop, public house, village hall and church, all within safe walking and cycling distance. The village is serviced by a bus route with a bus stop (Old Post Office) some 400m distance which offers a direct service to Malmesbury and Cirencester (commuter and inter-peak). The nearest train station (Kemble) is beyond walking/cycling distance. However given the limited services within Crudwell it is however likely that residents would be reliant on the use of a private vehicle.</u>
Assessment outcome (on balance) -	
<p>Summary of SA Objective 10</p> <p><u>The site is located in the north of the Large Village of Crudwell. The site is within walking distance of the services and facilities but the footway ends to the south boundary of the site. The types of facilities found in higher order settlements such as Malmesbury and Cirencester mean that overall residents are</u></p>	

<u>still likely to rely upon use of the private car. Public footpaths, whilst in the vicinity and having the potential to be connected to, are unlikely to materially increase walking accessibility to the centre of the village.</u>	
<u>Overall the likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.</u>	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	<u>Not relevant to this location.</u>
2. Support the rural economy?	<u>The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.</u>
Assessment outcome (on balance) + +	
Summary of SA Objective 11	
<u>Development will increase the local population resulting in a contribution towards the local rural economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term (and potential use of local services such as the pubs, hotel and post office), and will help stimulate the local economy once built by providing an increase in workforce in the medium-long term for local employers. It is expected that development in this location would support the viability of local services, facilities and businesses of Crudwell village. Overall it is considered that it is likely that there would be no adverse effect and whilst there no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely to have a moderate positive effect on the local economy and meet the aim of SA Objective 11.</u>	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	<u>The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.</u>
2. Provide a focus for development in	<u>The development of the site for housing would not focus development in Salisbury or Trowbridge which are both</u>

Salisbury and Trowbridge?	<u>Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.</u>
<u>Assessment outcome (on balance) +</u>	
<u>Summary of SA Objective 12</u>	
<u>The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on Objective 12.</u>	

Site 3128 – Land off Wick Road, Oaksey

Site context	
Site size: 0.39ha Site capacity: approximately 11 dwellings	
Site located on fringe of Oaksey. There are dwellings to the south of the site, road to the east and open countryside to the north and west. The site is flat. There is a hedgerow along the eastern boundary of the site, and to the south. There is no existing access to the site from Wick Lane. Some cables cross the southern portion of the site.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. The site is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and	The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. The site contains hedgerows (UK BAP Priority Habitat) which form secondary wildlife corridors which contribute to connectivity in the wider landscape which would be to be retained where possible. Great Crested Newts are recorded with the vicinity and perimeter vegetation suitable, ecological assessment at site level to support

species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	individual planning applications will be required for any development.
3. Result in greater community engagement with biodiversity?	It is unlikely that development of this site would lead to greater community engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors. There are no river corridors within or adjacent to this site. Protection should be given to existing mature trees and hedgerows along boundaries where possible. Development of the site for housing would have the potential to make suitable provision for buffers to protect any biodiversity features.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows).
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees on the boundary of the site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in	Not applicable – the site does not fall within one of the Council’s current guidance areas.

relevant areas?	
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) -	
Summary of SA Objective 1	
<p>The site is currently used as a paddock / grazing land. At the boundaries there is a mixture of low level fencing and hedgerows with few trees that may support protected species. There are no significant records (or other relevant information) for protected species within the site but there are Great Crested Newts in the area and perimeter vegetation would be suitable. The precautionary principle must be applied and ecological assessment at site level to support individual planning applications will be required for any development. There is potential to create or enhance habitats. Overall, the likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.</p>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the large village of Oaksey which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site location is within a reasonable walking/cycling distance to the centre of the village and a bus stop is present at the Old Post Office providing connectivity to the public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Malmesbury or Cirencester for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location within the Oaksey Conservation Area and relationship with nearby Listed buildings.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that

	remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
Summary of SA Objective 2	
<p>The site is greenfield and is not located on previously developed land. There is no available evidence at this stage of the process to determine the agricultural grade / value of the site, however if it was found to be versatile, its loss would be considered minor to negligible in any even due to its size. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall, the likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.</p>	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including	In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. Local water supply and foul water connection would be possible in

<p>water scarcity issues and increased pressure on the sewerage network?</p>	<p>Wick Road. There are no surface water systems at this location and storm water flows are currently managed in land drainage systems. The site would be unable to proceed without satisfactory surface water outfall arrangements being made. Infiltration testing will be required as there is no local watercourse close by. However, there is no evidence to suggest that development of the site for housing could not be capable of being supported by existing water and sewerage infrastructure capacity. Consideration should be given to incorporating appropriate pollution prevention and control into the design and layout of any new development.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. (See response to Q1 above also).</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Where appropriate, the development of the site would need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces. (See response to Q1 above also).</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site is within Groundwater Source Protection Zone 2 and further advice would need to be sought from the Environment Agency. (See response to Q1 above also).</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.</p>
<p>Assessment outcome (on balance) -</p>	

Summary of SA Objective 3

Development at this site would be capable of incorporating measures to positively respond to the predicted effects of climate change. The site is within a Groundwater Source Protection Zone (Zone 2). There may be a significant effect which would need mitigation and hence further advice would need to be sought from the Environment Agency to support any subsequent planning application. There is no evidence to suggest that development of the site for housing could not be supported by existing water and sewerage infrastructure to cope with demand. A local water supply and foul water connection would be possible in Wick Road. There are no public surface water systems at this location and surface water flows to land drainage systems. The site would be unable to proceed without satisfactory surface water outfall. Infiltration testing will be required as there is no local watercourse close by. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including SuDS. The development of the site may need to make provision for on-site surface and foul water drainage and it is considered possible on this site. Overall, the likely effects are considered to be minor adverse against this objective and mitigation is achievable.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Oaksey does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but minor effects are likely.</p> <p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. Development is likely to increase local commuter traffic, which may impact on local air quality although the site is within a central location and village services could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts</p>

vibration through the layout, design and/or location of development?	would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ¹⁰⁹ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.

¹⁰⁹ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

Assessment outcome (on balance) -

Summary of SA Objective 4

The site is in an eastern location to the village of Oaksey and is within an accessible location to the services offered at the village level. Development is likely to increase local commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality although the site is within a location where village services could be accessed by cycle or by foot. Development is likely to lead to increases in traffic on local roads which may adversely affect air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council’s Air Quality Strategy. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.

The site does not fall within a designated AQMA and is unlikely to adversely affect any AQMA elsewhere within the county. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour and light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. This may have some adverse effects for residents of neighbouring properties that adjoin or are in close proximity to the site. However these are not considered likely to be significant. Mitigation measures would need to be developed in accordance with national and local plan policy, for example an acoustic buffer could be required to reduce the impact of the development and pedestrian and cycle linkages can be made with adjoining residential area but likely that car use will increase. A new bus stop could be created and improvements to cycle/walking linkages. Overall, the likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

<p>1. Minimise emissions of greenhouse gases and ozone depleting substances?</p>	<p>Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in ‘Delivering strategic objective 2: to address climate change’ and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.</p>
<p>2. Promote the development of renewable and low carbon sources of energy?</p>	<p>Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.</p>

3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 5a</p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. No specific vulnerabilities are known with regards this particular site. However it should be noted that there are no surface water systems at this location and surface water flows to land drainage systems. The site would be unable to proceed without a satisfactory surface water outfall being installed. Infiltration testing will be required as there is no local watercourse close-by for the purposes of discharge. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters;

	<ul style="list-style-type: none"> • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. There are no surface water systems at this location and surface water flows to land drainage systems. The site would be unable to proceed without a satisfactory surface water outfall being installed. Infiltration testing will be required as there is no local watercourse close-by to manage discharges. The site has the potential to accommodate appropriate Sustainable Drainage System measures to manage surface water run-off from built form and should be incorporated in to the design and layout of any development scheme. See Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. (Also see comments in response to 5.1 and 5.3 above).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) -	
Summary of SA Objective 5b	
<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Development would need to ensure that surface water run-off rates replicate and improve, where possible, greenfield run-off rates. There are no surface water systems at this location and surface water flows to land drainage systems. The site would be unable to proceed without a satisfactory surface water outfall being installed. Infiltration testing will be required as there is no local watercourse close-by to manage discharges. No details of drainage exist as yet but there is potential to introduce pollution prevention measures including SuDs. Any subsequent planning application would need to be supported by a Flood Risk Assessment. Overall, the likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.</p>	

SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is within Oaksey Conservation Area and close to listed buildings (90m from grade II* listed building (church) and 40m from Tudor House (grade II listed building) The site is separated from these listed buildings by vegetation and existing development. However, development of the site may affect the setting to these assets and their significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. There may be adverse effects but some aspects would seem capable of mitigation.
2. Ensure appropriate archaeological assessment prior to development?	Assessments of the archaeological potential and historic landscape have been undertaken and the site is evaluated as 'medium'. On the basis of available evidence, there may be a need to undertake further archaeological assessment to support development of the site. The historic landscape is described as 'Post medieval field that lies within the historic core of the village' and described as 'Coherent historic fields that may have significance due to their location at the core of the historic settlement'.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The Conservation Area was designated 11 July 1975 and there are no published management objectives or detailed appraisal for this Conservation Area. This part of the Conservation Area extends northwards and follows Wheatsheaf Lane and large fields either side. The site forms a large open space to the east of the cluster of houses on Wheatsheaf Lane with a similar sized site to the west, both of which contribute towards the rural setting of the village. Development on the site might be harmful and difficult to mitigate.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no heritage assets on site identified at risk.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.

obligations?	
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 6</p> <p>The site forms an important open space within the Oaksey Conservation Area and is some 90m distance from Grade II* and II Listed Buildings. A Historic Impact Assessment would be required as part of any future planning application to determine the impacts of development on the heritage assets of the area; to avoid harm to the significance of heritage assets from adverse impacts on their settings and in particular to maintain as much as possible of the rural character of this location. Mitigation is considered problematic. An archaeological assessment would be required to determine the archaeological potential of the site. With regard to SA Objective 6, it is considered that given the relationship of heritage assets to the site that there is a likelihood of moderate adverse effects.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The Landscape Character of this site falls within the Limestone Lowland typology. It is of moderate character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and strengthen. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. The site is within Oaksey Conservation Area on the rural fringe of Oaksey with is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees to shield the development contained within low intervisibility and sensitive visual receptors – residential, to the east and south. There would be a requirement for a GI buffer to mature hedgerow trees.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks (PRoW OAKS1 to north west of the site which could provide additional connectivity through the site to existing networks could be achieved)and green corridors etc.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspace and the wider countryside for recreation.</p>
<p>4. Conserve and enhance areas with</p>	<p>The site lies outside of the AONB. In accordance with national policy/local plan policy, the development of the site would have</p>

landscape designations and take account of their management objectives, in particular for the three local AONBs ¹¹⁰ ?	the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. There are no public rights of way or publicly accessible space within the site however PRow OAKS1 to north west of the site. Assuming these rights of ways remain open during construction and operation, no adverse effects are likely. It is likely that development in this location would therefore have an impact on views from various public rights of way (PRow OAKS1 public rights of way). The site is of a size where additional connectivity through the site to existing networks could be achieved. The site is largely formed of agricultural land that is not accessible to the public. Development in this location would not result in loss of amenity greenspace.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
Summary of SA Objective 7	
The site adjoins the built edge of western edge of Oaksey, currently is used for grazing and within Oaksey Conservation Area. There are views into the site from a number of locations from residential properties to the south and PRow OAKS1 to north west of the site. The level of effect would depend on the design of developments and employment of appropriate mitigation such Green Infrastructure buffer to the hedgerows. Overall, the likely effects are considered to be minor adverse against this objective and mitigation is considered achievable.	

¹¹⁰ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	The Neighbourhood Plan is seeking to allocate sites for the delivery of local housing targets (affordable housing). However at this time the plan is not considered sufficiently advanced.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.

Assessment outcome (on balance) + +

Summary of SA Objective 8

The whole SHLAA site provides capacity approximately 11 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire’s housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a level of affordable units alongside open market units. Overall it is considered that allocation of this site would largely meet the aim of

SA Objective 8 and the likely effects against this objective are considered moderate beneficial.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children's play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is no doctor's surgery located with Oaksey. The site is within the outer boundary of the catchment of the Cricklade Surgery, which has the nearest surgery to Oaksey at Ashton Keynes which is approximately 4.5 miles from the site. Oaksey is also within the contractual boundary of Purton Surgery which is approximately 10 miles from the site. NHS Wiltshire CCG has commented that one modern large surgery serving town and surrounding area has capacity.

<p>5. Maximise opportunities within the most deprived areas?</p>	<p>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Oaksey area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 002A LSOA, which is amongst the 30% least deprived neighbourhoods in the country¹¹¹. Development of this site is likely to contribute to the low levels of deprivation experienced in this area.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by a bus route providing connectivity to Malmesbury, Cirencester and the wider public transport network. Given the limited services within Oaksey it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</p>
<p>7. Support the development of community campuses?</p>	<p>Development of community campuses is directed to the town level and therefore this is not appropriate for this site.</p>
<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?</p>	<p>The site falls in the Oaksey Church of England Primary School catchment area. The primary school has some surplus places at present and should be able to accommodate pupils from development without expansion. For secondary education the forecast is to be full but expansion could be possible through mitigation to support additional capacity to cater for pupils arising from development.</p>

¹¹¹ English indices of deprivation (DCLG, 2015)

Assessment outcome (on balance) -

Summary of SA Objective 9

The provision of housing should reduce poverty, deprivation and promotes more inclusive and self-contained communities. The site is within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. There may be some pressure on local facilities such as schools and doctors surgeries. Overall the likely effects are considered to be minor adverse against this objective.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	There is no footway or lighting on Wick Road which would make walking to the main road (The Street) unsafe albeit for a distance of approx. 60m. Alternatively access could be established through the use and extension of public footpath PRow OAKS1 on the western edge of the site to the village centre however this could require crossing third party land and resurfacing.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	This site is considered to be in an accessible location. It will be possible to walk and cycle to a number of significant trip generators in the immediate area (primary School, general food shop and post office and place of worship). However, overall, this level of new dwellings is likely to increase travel movements in the area. The village is serviced by the 93 bus route with the bus within 400m as the crow flies. Service 93 offers a commuter to Cirencester and also an inter-peak to Malmesbury. The nearest train station (Kemble) is more than 1 or 3km from site which would offer poor pedestrian/cycle access. However given the limited services within Oaksey it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is located on the north eastern side of the Large Village of Oaksey. Direct vehicular access to this site is considered to be achievable. The site is within walking distance of the services and facilities available within the village but the short section from the site to The Street lacks a footway, as does existing housing on this lane. Utilising, extending and upgrading PRow OAKS1 on the western edge of the site to the village centre to provide an alternative safe walking route would need to be investigated. Notwithstanding this the site is closely related to the village and is within walking distance of the services and facilities within the settlement. There is more limited access to the types of facilities found in higher order settlements and overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel for larger convenience shopping. The development of the site for housing is not expected to have a significant effect on national trails, public footpaths or the Public Rights of Way network PRow OAKS1 on the western edge of the site. The traffic will be generated within the village and to wider areas. The traffic will be generated within the village and to wider areas. Overall it is considered that the effects would be minor adverse against this objective.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant in this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.

Assessment outcome (on balance) +

Summary of SA Objective 11

The site is located on a greenfield site. Development will increase the local population, could contribute to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Oaksey village. Overall it is considered that it is likely that there would be no adverse effect and whilst there are no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely to have a minor positive effect on the local economy and meet the aim of SA Objective 11.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
Assessment outcome (on balance) +	
Summary of SA Objective 12	
The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a positive effect on SA Objective 12.	

A.6. Salisbury Principal Settlement (including Wilton Town)

Salisbury and Wilton - Stage 3 Site Assessment Tables

Sites considered in this Area of Search

Site S61 - Land at Hilltop Way, Salisbury	Site 3272 – Land at Rowbarrow, Odstock Road, Salisbury
Site S80 - Land to the north of Old Sarum, Salisbury	Site 3421 - Land adjacent to A354, Harnham, Salisbury
Site S159 - Land to the north of Downton Road, Salisbury	<u>Site 3435 – Land off Britford Lane</u>
Site S178 - Land to the South of Roman Road, Old Sarum, Salisbury	Site 3554a - Land to west of Milford Care Home, Salisbury
Site S1027 - North of Netherhampton Road, Salisbury	<u>Site OM002 - Land north of A3094</u>
Site S1028 – Land at Netherhampton Road, Salisbury	<u>Site OM003 - The Yard, Hampton Park</u>
Site 3187 – Land at Harnham Business Park, Salisbury	Site S1057 - Land rear of Bulbridge Road, Wilton

Sites being taken forward by Wiltshire Council from this stage to Stage 4

Site S61 - Land at Hilltop Way, Salisbury	Site S1027 - North of Netherhampton Road, Salisbury
Site S1028 - Land at Netherhampton Road, Salisbury	Site 3272 – Land at Rowbarrow, Odstock Road, Salisbury
Site S1057 - Land rear of Bulbridge Road, Wilton	<u>Site OM003 - The Yard, Hampton Park</u>

Salisbury

Site S61 – Land at Hilltop Way, Salisbury

Site context	
Site size: 0.48ha Site capacity: approximately 11 dwellings	
The site is narrow and lies north of Hilltop Way. There are existing residential dwellings to the south, east and west of the site. Adjacent to the site, to the north, is a large arable field which is designated as part of a Country Park (as part of the Hampton Park strategic site). Access to the site is via Hilltop Way. A bridleway runs along the northern boundary of the site.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the site boundaries. The site may support priority habitat (calcareous grassland). However, the site has the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading and habitat loss / damage. An appropriate assessment (including further HRA consideration) would be required if the site is taken forward into any subsequent stage of the selection process.
3. Result in greater community engagement with biodiversity?	There are no designated or non-designated biodiversity features within or adjacent to this site. It is unlikely that development of this site would lead to greater community engagement with biodiversity.

4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There are no river corridors within or adjacent to this site. Development of the site for housing would have the potential to make suitable provision for buffers to protect all biodiversity features.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	<p>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species. Hedgerows should be retained wherever possible and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF. The site may support priority habitat (calcareous grassland) and this would need to be assessed further.</p> <p>Reptile surveys have shown a high number of slow worms at this site. Before any development takes place on this site, a mitigation scheme for translocation of reptiles and enhancement of a reptile receptor should be agreed by Wiltshire Council.</p>
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. Protection should be given to any trees or hedgerows within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.

Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 1

Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the site boundaries. However, the site has the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration. The site may support priority habitat (calcareous grassland). Further ecological assessment will be required.

Reptile surveys have shown a high number of slow worms at this site. Before any development takes place on this site, a mitigation scheme for translocation of reptiles and enhancement of a reptile receptor should be agreed by Wiltshire Council.

The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.

Overall, moderate adverse effects are considered likely against this objective and mitigation could be problematic to achieve.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is situated to the north of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre. Future residents are likely to rely on the private vehicle to access some of the city centre services which are not within walking or cycling distance. Development density likely to be fairly low due to the size of the site and also due to the fact that there would need to be a certain degree of landscape mitigation due to the site's fairly prominent location and views to/from Old Sarum.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The site is greenfield and does not appear to include any previously developed land. Maximising previously developed land would therefore be unlikely.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, if evidence becomes available which suggests that there may be land contamination, an assessment</p>

	would be required as part of any future planning application to establish a remediation and mitigation strategy.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures and it is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	No issues with soil quality are known at this site. In line with national and local planning policy, development of this site should seek to ensure that soil quality and structure are appropriately protected.
6. Protect the best and most versatile appropriate and available agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 2	
<p>This is a greenfield site with little or no potential for making use of previously developed land. Development of this site is unlikely to lead to the loss of Grade 1, 2 or 3a Best and Most Versatile agricultural land.</p> <p>There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p> <p>Overall, this site is considered likely to have minor adverse effects against this objective and mitigation is achievable.</p>	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	

<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water. There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the design and layout of any new development.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is capacity available in local mains. It will need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures/technologies and no adverse effects are foreseen.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>There is a requirement for separate foul and storm drainage disposal systems. Offsite connecting sewers required for foul water and surface water. Restricted discharge rates will apply for surface water. From the Wessex Water record map the nearest sewers are on third party land thus will need a requisition under the Water Industry Act 1991, third party agreement with land owners or a couple of hundred metres of off-site storm and foul pipework to reach public sewers in public land.</p> <p>Consideration should be given to the inclusion of SuDS to control the risk of surface water flooding from impermeable surfaces.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. Reference should be made to Wiltshire Council's Ground Water Strategy and relevant CIRIA guidance.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction.</p>

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 3

Residential development on this site will lead to a small increase in demand for water in the area. However, the development of this site for housing would be capable of incorporating measures to positively respond to the predicted effects of climate change. There is a requirement for separate foul and storm drainage disposal systems. Offsite connecting sewers required for foul water and surface water. Restricted discharge rates will apply for surface water. From the Wessex Water record map the nearest sewers are in third party land thus will need a requisition under the Water Industry Act 1991, third party agreement with land owners or a couple of hundred metres of off-site storm and foul pipework to reach public sewers in public land.

It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels.

The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further.

Consideration should be given to the inclusion of Sustainable Drainage Systems onsite to control the risk of surface water flooding from impermeable surfaces.

Given the small capacity of the site, development is considered likely to lead to a limited increase in demand for water. Overall, because of the small size of this site and limited capacity for new housing, minor adverse effects are considered likely against this objective and mitigation is considered achievable.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage).</p> <p>Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. It is likely to increase traffic on local roads, which may impact on local air quality. However, the site does not fall within the Air Quality Management Area (AQMA) designation in Salisbury.</p> <p>Development of this site is likely to increase local commuter traffic, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Along the southern boundary of the site lies existing residential development, therefore the site is already affected by noise and light pollution from other dwellings and street lighting. Mitigation measures to limit impacts of noise, light, odour and other forms of pollution would need to be developed and implemented through survey work in accordance with local plan policy and advice from relevant bodies.</p> <p>A Noise Assessment would be required due to the proximity of the site to the nearby Old Sarum airfield. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Generation of NO₂, SO₂ and PM₁₀ is most likely to arise from residents' private car usage as will be the case with any new residential development. The nearest bus stops are located approx. 100m from the site on Castle Road (A345). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>4. Seek to reduce development in or</p>	<p>The site is not situated within or in proximity to the designated Air Quality Management Area (AQMA) in Salisbury city centre. Development of the site for housing is unlikely to lead to a significant exacerbation of local air quality issues and/or legal</p>

near to AQMAS ¹¹² ?	compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. This site is in reasonable proximity to the range of services and facilities in Salisbury city centre but vehicle usage is still likely to increase in the area.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 4	
Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). A Noise Assessment would be required due to the proximity of the site to the nearby Old Sarum Airfield. The site is not situated within or in proximity to the designated Air Quality Management Area (AQMA) in Salisbury city centre. Development of the site for housing is	

¹¹² Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.	
Overall, development of this site for housing is likely to have minor adverse effects against this objective and mitigation is considered achievable.	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse</p>	

effect in relation this SA objective.	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.</p> <p>No specific vulnerabilities are known with regards this particular site. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events.</p> <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p> <p>No specific vulnerabilities are known with regards this particular site.</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems (SuDS)?	Ground conditions appear to dictate that the site would not be technically capable of accommodating SuDS measures.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) -	

SUMMARY OF SA OBJECTIVE 5b

The site is located fully in flood zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk. Overall it is considered that there are no insurmountable barriers that would preclude development of this site.

The site will require planning applications for comprehensive development to be supported by a Flood Risk Assessment. This should include identifying appropriate space for SuDS.

Overall, minor adverse effects are envisaged against this objective for this site, and mitigation is considered achievable.

SA objective 6. Protect, maintain and enhance the historic environment

Decision Aiding Questions. Will the development site...

1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is located approximately 300m away from the Stratford Sub Castle conservation area. It is considered that this site would have a negligible effect on the conservation area due to its distance and as it is separated by existing residential properties. There are no listed buildings in the vicinity of the site. There is potential for impacts on skyline views from Old Sarum Airfield CA and from Old Sarum Castle but these can be mitigated through building type, size, design and location.
2. Ensure appropriate archaeological assessment prior to development?	This site is considered to have medium to high archaeological potential. An archaeological assessment will be required in support of any subsequent planning application. Potential Historic Landscape Characterisation sensitivity is considered to be low. The site is described as modern fields created on former downland. Prior character not legible in modernity.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. The development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is located approximately 300m away from the Stratford Sub Castle conservation area. It is considered that this site would have a negligible effect on the conservation area and its management objectives due to its distance and as it is

Conservation Areas?	separated by existing residential properties.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the HE 'at risk' register within proximity of this site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 6	
<p>The site has medium to high archaeological potential. An archaeological assessment will be required in support of any subsequent planning application.</p> <p>The site has the potential to impact on skyline views from Old Sarum Airfield CA and from Old Sarum castle but these can be mitigated through building type, size, design and location, as well as through landscaping. A detailed, site specific Heritage Impact Assessment would need to be undertaken to support any future development at this site, including a detailed analysis of any adverse effects that development may have on nearby heritage assets and how these could be mitigated.</p> <p>Overall it is considered that there are likely minor adverse effects against this objective.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	

Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>There are no landscape designations in this area. It is located within an urban fringe setting with low intervisibility. Development of the site would result in the loss of an area used by local people for dog walking however the position of the site is on the edge of an existing residential built up area on Hilltop Way. Any effects on the landscape would be well contained and linked to the existing site and surroundings.</p> <p>The Landscape Character of this site falls within the High Chalk Plain (3B Salisbury Plain East) typology, according to the Wiltshire Landscape Character Assessment¹¹³.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing could offer the potential to deliver Green Infrastructure. This could include access to the Country Park to the east of the site. There would be a requirement for a GI buffer to any mature trees and hedgerows within and adjacent to the site.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces. This would include access to the Country Park to the east of the site.
4. Conserve and enhance areas with landscape designations and take account of their management	The site does not fall within the boundary of or near any statutory landscape designations.

¹¹³ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

objectives, in particular for the three local AONBs ¹¹⁴ ?	
5. Protect rights of way, open space and common land?	<p>PRoW SALS31A runs along the northern boundary of the site from which there are open views of the site and is used by dog walkers frequently. Assuming this right of way remains open during construction and operation, no adverse effects are likely on the accessibility of the PROW. It is, however, a sensitive visual receptor and adverse effects are likely on the views from the PROW - this could be somewhat mitigated through the use of GI buffers.</p> <p>There is no designated open space or common land within the site.</p>
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 7</p> <p>There are no landscape designations in this area. Development of the site would result in the loss of a small area of rough grassland on the edge of an existing residential development. There are trees to the north west of the site and a PRoW runs along the northern boundary of the site. GI buffers would be required to any mature trees and hedgerows within and adjacent to the site.</p> <p>Overall, minor adverse effects on the landscape are likely but there is potential for mitigation measures to reduce the extent of effects.</p>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	

¹¹⁴ Cotswold AONB, Cranbourne Chase and West Wiltshire AONB, North Wessex Downs AONB

Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site will have some benefits in terms of providing different house types, sizes and tenures.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would increase housing supply to help meet local and HMA housing needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. Salisbury, designated as a Principal Settlement in the Core Strategy, has the ability to support sustainable patterns of growth through its level of facilities, services and employment opportunities.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	This small housing site is unlikely to have significant impacts on employment expansion.
6. Consider the emerging Neighbourhood Plans?	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Salisbury.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 8	
Delivery of this site would contribute towards Wiltshire's and Salisbury's housing supply. A development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver some affordable units alongside open market units. Overall allocation of this site would largely meet the aim of SA Objective 8 and minor benefits are considered likely against this objective.	

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide opportunities to enable residents and non-residents to be physically active through appropriate design and provision of public open space and children's play areas and accessible cycling and walking routes to local services/ facilities/ employment. The allocation and development of the site could potentially provide opportunities to improve cycling.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing needs of the population. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<p>This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby.</p> <p>On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026. However, this small site would not have a significant impact on surgery capacity in the area.</p>
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation and increase social inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site in Salisbury is unlikely to reduce rural isolation to any great extent as the housing will be located in Salisbury and will be meeting the needs of Salisbury primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.
8. Is the site accessible to local schools and is there capacity to cope	The site falls in the catchment area of Wyndham Infants and St Mark's Junior. It is considered that both schools would have

with the additional demand generated from the site?	<p>capacity to accommodate the very small number of pupils expected from this small site.</p> <p>Options are currently being considered for secondary education in Salisbury. All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>
Assessment outcome (on balance) +	
<p>SUMMARY OF SA OBJECTIVE 9</p> <p>The provision of a small number of dwellings in this location is likely to be positive overall against this objective. It will help to reduce poverty and deprivation in the local and wider community through provision of a range of house sizes and tenures and help to promote more inclusive and self-contained communities. Housing provision will also provide some short-term construction jobs and a larger workforce for local businesses.</p> <p>This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre, but there is public transport availability nearby. All 6 GP surgeries in Salisbury face capacity issues with expected population increase. However, this small site would not have a significant impact on surgery capacity in the area.</p> <p>The site falls in the catchment area of Wyndham Infants and St Mark's Junior. It is considered that both schools would have capacity to accommodate the very small number of pupils expected from this small site. Overall, development of this site is likely to have minor benefits against this objective.</p>	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could potentially provide opportunities to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in	Limited facilities within 800m. 1km to primary schools. 2km to Sarum Business Park. 2.5- 3km to city centre and rail

<p>accessible locations that reduce the need to travel and reliance on the private car?</p>	<p>station/Churchfields. 2 buses per hour to city centre, and this development would support the bus service. 2km to London Road supermarkets. 6km to Fugglestone. 3-4km to nearest secondary school.</p> <p>Overall, development of this site is likely to increase private car journeys in the area, but not significantly.</p>
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Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 10

The development of this site for a small number of dwellings will generate minor additional vehicle movements on the local road network, especially through private car use. There would be a likely low impact on the local road network.

A PRoW runs along the northern boundary of the site. Assuming this remains open during construction and operation, or redirected if required, no adverse effects are considered likely.

Overall, this site is considered to have a low impact on the local road network and therefore minor adverse effects are considered likely against this objective.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

<p>1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?</p>	<p>This site is not in a city centre location. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of a small number of new dwellings on this site would increase the population of the area and therefore potentially assist in the support of viable local retail, leisure and/or employment opportunities in the city centre.</p>
<p>2. Support the rural economy?</p>	<p>The site would boost the number of homes in Salisbury and thereby increase the population of the area. This would potentially assist in the support of rural services and facilities.</p>

Assessment outcome (on balance) +

SUMMARY OF SA OBJECTIVE 11

Development of the site would not lead to the loss of designated employment land. Development would increase the local population and could contribute to the local economy, though the capacity of the site is relatively small. Development of this site will create construction jobs in the short-term and provide an increased workforce for local businesses in the medium-long term. No adverse effects are thought likely. Minor benefits are considered likely overall against this objective.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for housing would have the potential to support the vitality and viability of existing employment areas. Development of the site would not lead to the loss of designated employment land.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would focus development in Salisbury, a Principal Settlement. Development would support local businesses and provide an increased workforce for local businesses.

Assessment outcome (on balance) +

SUMMARY OF SA OBJECTIVE 12

Development of the site would not lead to the loss of designated employment land Although the site allocation would be for housing, this in itself would generate direct and indirect construction employment, and help stimulate the local economy once built. It has the potential to support the vitality and viability of existing employment areas.

Overall, minor benefits are considered likely against this objective.

Site S80 – Land to the north of Old Sarum, Salisbury

Site context

Site size: 19.6ha Site capacity: approximately 254 dwellings

The site lies north of the Old Sarum development, to the western side of the Portway. It is currently in agricultural use.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundaries. However, the site is currently in arable use and has the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. An appropriate assessment (including further HRA consideration) would be required if the site is taken forward into any subsequent stage of the selection process.
3. Result in greater community engagement with biodiversity?	There are no designated or non-designated biodiversity features within or adjacent to this site. It is unlikely that development of this site would lead to greater community engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There is a hedgerow border to the west of the site. Development of the site for housing would need to make suitable provision for buffers to protect all biodiversity features within and adjacent to this site.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/ species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species. Hedgerows boundaries should be retained wherever possible and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.

8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. Protection should be given to any individual trees, woodland belts and hedgerows within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 1</p> <p>Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. However, the site has the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.</p> <p>Further ecological assessment of this site will be required.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.</p> <p>Overall, moderate adverse effects are considered likely against this objective due to the potential impacts on the River Avon SAC and mitigation would be problematic.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to	The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.

local facilities, public transport links and key infrastructure?	The site is situated on the edge of Old Sarum. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre. Future residents will rely on the private vehicle to access many of the city centre services which are not within walking or cycling distance. Development density would be fairly low due to the size of the site and also due to the fact that there would need to be a certain degree of landscape mitigation due to the site's fairly prominent location and views in/out of site.
2. Maximise reuse of previously developed land where possible/appropriate?	The site is greenfield and does not appear to include any previously developed land. Maximising previously developed land would therefore be unlikely.
3. Encourage remediation of contaminated land?	The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, if evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures and it is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	No issues with soil quality are known at this site. In line with national and local planning policy, development of this site should seek to ensure that soil quality and structure are appropriately protected.
6. Protect the best and most versatile appropriate and available agricultural land?	Evidence shows this site as containing some Grade 3a BMV agricultural land and therefore development of this site may lead to the loss of BMV agricultural land. Where possible, development on this site should be located so as to reduce the loss of BMV.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) - -	

SUMMARY OF SA OBJECTIVE 2

This is a greenfield site with little or no potential for making use of previously developed land. The site is not considered to be within a reasonable walking/cycling distance of the city centre.

Evidence shows this site as containing some Grade 3a BMV agricultural land and therefore development of this site may lead to the loss of BMV agricultural land. Where possible, development on this site should be located so as to reduce the loss of BMV.

There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.

Overall this site is considered likely to have moderate adverse effects against this objective and mitigation could be problematic.

SA objective 3. Use and manage water resources in a sustainable manner

Decision Aiding Questions. Will the development site...

1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures/technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul	Where appropriate, the development of this site may need to make provision for on-site surface and foul water drainage which is considered possible on this site. There are off site connecting water mains with reinforcement / capacity improvements. The downstream sewerage system is at capacity; therefore a significant capacity works would be required.

drainage?	Consideration should be given to the inclusion of SuDS to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. Part of this site lies within a Source Protection Zone. Underlying chalk may be susceptible to seasonal groundwater levels. Monitoring will be required to determine a suitable storm water disposal system.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p>Residential development on this site will lead to an increase in demand for water in the area. There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. Part of this site lies within a Source Protection Zone. Underlying chalk may be susceptible to seasonal groundwater levels. Monitoring will be required to determine a suitable storm water disposal system.</p> <p>There are off site connecting water mains with reinforcement / capacity improvements. The downstream sewerage system is at capacity; therefore significant capacity works would be required. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels.</p> <p>The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further.</p> <p>Consideration should be given to the inclusion of Sustainable Drainage Systems onsite to control the risk of surface water flooding from impermeable surfaces.</p> <p>Development of this site will lead to an increase in demand for water and there are significant issues of concern highlighted above with regards the location of the site in a Source Protection Zone. Overall, moderate adverse effects are considered likely against this objective.</p>	
SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	

Decision Aiding Questions. Will the development site...	
<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. It is likely to significantly increase traffic on local roads, which may impact on local air quality. However, the site does not fall within the Air Quality Management Area (AQMA) designation in Salisbury city centre.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Along the southern and Western boundaries of the site lies existing residential development, therefore the site is already affected by noise and light pollution from other residential dwellings and street lighting. Mitigation measures to limit impacts of noise, light, odour and other forms of pollution would need to be developed and implemented through significant survey work in accordance with local plan policy and advice from relevant bodies. A noise assessment of road traffic and aircraft noise (Old Sarum Airfield) will be required.</p> <p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Generation of NO ₂ , SO ₂ and PM ₁₀ is most likely to arise from residents' private car usage as will be the case with any new residential development. The nearest bus stops are located approx. 100m from the site on Portway. Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ¹¹⁵ ?	The site is not situated within or in proximity to the designated Air Quality Management Area (AQMA) in Salisbury city centre. Development of the site for housing is unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. This site is not in close proximity to the range of services and facilities in Salisbury city centre and vehicle usage is likely to increase.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	

¹¹⁵ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

SUMMARY OF SA OBJECTIVE 4

Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Along the southern and western boundaries of the site lies existing residential development, therefore the site is already affected by noise and light pollution from other residential dwellings and street lighting. A noise assessment of road traffic and aircraft noise (Old Sarum Airfield) will be required.

The site is not situated within or in proximity to the designated Air Quality Management Area (AQMA) in Salisbury city centre. Development of the site for housing is unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.

The Portway is likely to be a source of ambient noise and is recognised as an issue at this site. Further noise assessment would be required to provide detail on this issue. An acoustic buffer could be used to reduce the impact, which may have implications on the capacity of the site.

Overall, development of this site for housing is likely to have minor adverse effects against this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse effect in relation this SA objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events.</p> <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems (SuDS)?</p>	<p>The site has the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form.</p> <p>However, ground conditions appear to dictate that the site would not be technically capable of accommodating SuDS measures. Underlying chalk may be susceptible to seasonal groundwater levels. Monitoring will be required to determine a suitable storm water disposal system.</p>
<p>4. Minimise the risk of flooding to people and property (new and</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk</p>

existing development)?	of fluvial flooding from main river and/or ordinary watercourses.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5b	
<p>The site is located fully in flood zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk.</p> <p>There may be issues relating to ground conditions and ability to implement SuDS. Underlying chalk may be susceptible to seasonal groundwater levels. Monitoring will be required to determine a suitable storm water disposal system.</p> <p>Overall minor adverse effects considered likely against this objective and mitigation is considered achievable.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is located adjacent to the Old Sarum Airfield Conservation Area. The incremental residential enclosure of Old Sarum Airfield CA is harmful to its heritage setting. No designated assets within the site, although a WW2 pillbox survives on the roadside and needs to be considered carefully. There are no listed buildings in the vicinity of the site.
2. Ensure appropriate archaeological assessment prior to development?	<p>The site is considered to have a very high archaeological potential. The site will require an archaeological assessment, excavation and assessment of the setting of the Scheduled Monument and preservation in situ.</p> <p>Potential Historic Landscape Characterisation sensitivity is considered to be low. The site is described as modern fields created on former downland which had been consolidated by a C18/C19 Parliamentary Act. Prior character not legible in modernity.</p>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented. However, a WW2 pillbox survives on the roadside and needs to be considered carefully.

appropriate?	
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design.</p> <p>The development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance.</p> <p>The site is located adjacent to the Old Sarum Airfield Conservation Area. It is considered that the incremental residential enclosure of Old Sarum Airfield Conservation Area is harmful to its heritage setting when considering its management objectives.</p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the HE 'at risk' register within proximity of this site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 6	
<p>The site has very high archaeological potential. The site will require an archaeological excavation and assessment of the setting of the Scheduled Monument and preservation in situ.</p> <p>It is considered that the incremental residential enclosure of Old Sarum Airfield CA is harmful to its heritage setting. There are no designated assets within the site, although a WW2 pillbox survives on the roadside and needs to be considered carefully.</p> <p>A detailed, site specific Heritage Impact Assessment would need to be undertaken to support any future development at this site.</p> <p>Overall, it is considered that moderate adverse effects are likely against this objective.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	

Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The site is located within adjacent to a Special Landscape Area (saved SDLP policy C6) to the north, east and south of the site. The site is located in a rural fringe setting with medium intervisibility. Development of the site would result in the loss of an arable field. Development of this site would be encroaching into the rural countryside extending Salisbury further north, and is likely to have significant adverse effects on the character and appearance of the area.</p> <p>The site abuts the northern boundary of the Old Sarum Conservation Area and is alongside Monarchs Way.</p> <p>The Landscape Character of this site falls within the High Chalk Plain (3B Salisbury Plain East) typology, according to the Wiltshire Landscape Character Assessment¹¹⁶.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing could offer the potential to deliver Green Infrastructure. There would be a requirement for a GI buffer to any mature trees and hedgerows within and adjacent to the site.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces.
4. Conserve and enhance areas with landscape designations and take account of their management	The site does not fall within the boundary of or near any statutory landscape designations, although it is located within adjacent to a Special Landscape Area (saved SDLP policy C6) to the north, east and south of the site.

¹¹⁶ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

objectives, in particular for the three local AONBs ¹¹⁷ ?	
5. Protect rights of way, open space and common land?	There is no designated open space or common land within the site. Bridleway WINT13 runs adjacent to the northern boundary of the site. The development of this site would have adverse effects on the views from this sensitive visual receptor. A buffer to the PROW could be considered to mitigate these effects.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 7</p> <p>The site is located in a rural fringe setting with medium intervisibility. Development of the site would result in the loss of an arable field and is likely to have significant adverse effects on the views from the adjacent bridleway WINT13.</p> <p>The site is located within adjacent to a Special Landscape Area (saved SDLP policy C6) to the north, east and south of the site. Development of this site would be encroaching into the rural countryside extending Salisbury further north, and could have significant adverse effects on the character and appearance of the area. The site abuts the northern boundary of the Old Sarum Conservation Area and is alongside Monarchs Way.</p> <p>The development of this site is likely to have a moderate adverse impact against this objective.</p>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	

¹¹⁷ Cotswold AONB, Cranbourne Chase and West Wiltshire AONB, North Wessex Downs AONB

Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of this site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site will have significant benefits in terms of providing a wide range of house types, sizes and tenures to meet the housing needs of a wide cross-section of the community.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to help meet local and HMA housing needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. Salisbury, designated as a Principal Settlement in the Core Strategy, has the ability to support sustainable patterns of growth through its level of facilities, services and employment opportunities.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	Wiltshire Council is not aware that a Neighbourhood Plan is being progressed in Salisbury. <u>It is understood that work on a Salisbury neighbourhood plan has commenced by the city council but is not at an advanced stage.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
Assessment outcome (on balance) + + +	
SUMMARY OF SA OBJECTIVE 8	
Delivery of this site for approx. 255 dwellings would contribute significantly towards Wiltshire's and Salisbury's housing supply. A development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall allocation of this site would meet the aim of SA Objective 8 and major benefits are considered likely against this objective.	

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide opportunities to enable residents and non-residents to be physically active through appropriate design and provision of public open space and children's play areas and accessible cycling and walking routes to local services/ facilities/ employment. The allocation and development of the site could potentially provide opportunities to improve cycling.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing needs of the population. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby. There are no GP surgeries in Old Sarum. On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation and increase social inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site in Salisbury is unlikely to reduce rural isolation to any great extent as the housing will be located in Salisbury and will be meeting the needs of Salisbury primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.
8. Is the site accessible to local schools and is there capacity to cope	The site falls in the catchment area of Wyndham Infants and St Mark's Junior Old Sarum primary school. This has been expanded to a 2FE (420 places). It cannot be expanded further. At the current time there are some surplus places at

<p>with the additional demand generated from the site?</p>	<p><u>this school but not enough to meet the anticipated needs from this site. Any surplus places in schools are allocated on a first come first served basis to housing developments, so any places available at Old Sarum primary would need to be further evaluated at the time of any planning application. At this stage, it is likely that full S106 contributions would be needed for both primary and secondary places but if there were any surplus places available at the time of application they would be deducted from the total contribution required. Wiltshire Council has secured a new primary school site on the Longhedge housing site in close proximity to this site and it is possible that a new primary school there could also cater for needs from this site.</u></p> <p>Due to capacity issues, neither school would currently have enough places to meet demand generated by this size of development. The Infant School is on a small site, but the Juniors site is larger and may offer some expansion potential, although it is not known if it could be expanded sufficiently to cater for demand from this site. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be needed either onsite or in the vicinity of this site for development to proceed. Provision of land for a new primary school on this site is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found. In the light of the education constraints, development is likely to have moderate adverse effects against SA Objective 9.</p> <p>Options are currently being considered for secondary education in Salisbury. All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>
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Assessment outcome (on balance) --+

SUMMARY OF SA OBJECTIVE 9

The provision of approx. 255 dwellings in this location will help to reduce poverty and deprivation in the local and wider community through provision of a range of house sizes and tenures and help to promote more inclusive and self-contained communities. Housing provision will also provide some short-term construction jobs and a larger workforce for local businesses.

However, on the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026. If this large site was developed for housing, mitigation would be required to support additional patient capacity. This is a significant issue in Salisbury.

The site falls in the catchment area of Old Sarum primary school. It is likely that the primary education needs of this site could be met partly through capacity at this school and from a new school planned on the Longhedge site. It is likely that full S106 contributions would be needed for both primary and secondary places. ~~The site falls in the catchment area of Wyndham Infants and St Mark's Junior. Due to capacity issues, neither school would have enough places to meet demand generated by this size of development. The Infant School is on a small site, but the Juniors site is larger and may offer some expansion potential,~~

although it is not known if it could be expanded sufficiently to cater for demand from this site. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be needed either onsite or in the vicinity of this site for development to proceed. Provision of land for a new primary school on this site is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found.

Considering all likely effects against this objective, in the light of the education constraints, development **of this site** is considered likely to have moderate adverse **positive** effects **overall** against SA Objective 9.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could potentially provide opportunities to improve cycling and walking routes to local services/facilities/employment. However, the site is not within reasonable walking/cycling distance of most services and facilities in Salisbury.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	Site is removed from the city centre and therefore residents would rely on the private car, although it is close to the new development at Old Sarum and Longhedge which is within walking and cycling distance to the site. Overall, development of this site is likely to increase private car journeys in the area, and increase the need to travel.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 10

The site is located to the north of Salisbury, 3km from the city centre. Residents would rely on the private car, although it is close to the new development at Old Sarum and Longhedge which is within walking and cycling distance to the site.

A PRoW runs along the eastern boundary of the site. Assuming this remains open during construction and operation, or redirected if required, no adverse effects are

considered likely.

Overall, development of this site is likely to increase private car journeys in the area, and increase the need to travel and is considered to have a minor adverse effect against this objective.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	This site is not in a city centre location. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of new dwellings on this site would increase the population of the area and therefore potentially assist in the support of viable local retail, leisure and/or employment opportunities in the city centre.
2. Support the rural economy?	The site would significantly boost the number of homes in Salisbury and thereby increase the population of the area. This would potentially assist in the support of rural services and facilities.

Assessment outcome (on balance) + +

SUMMARY OF SA OBJECTIVE 11

Development of the site would not lead to the loss of designated employment land. Development would increase the local population and could contribute to the local economy through use of local shops and services.

Development of this site will create construction jobs in the short-term and provide an increased workforce for local businesses in the medium-long term. No adverse effects are thought likely. Overall, moderate benefits are considered likely against this objective.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for housing would have the potential to support the vitality and viability of existing and new employment areas at Old Sarum and Longhedge. Development of the site would not lead to the loss of designated employment land.
2. Provide a focus for development in	In accordance with local plan policy, the development of the site for housing would focus development in Salisbury, a

Salisbury and Trowbridge?	Principal Settlement. Development would support local businesses and provide an increased workforce for local businesses.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 12	
<p>Development of the site would not lead to the loss of designated employment land. Although the site allocation would be for housing, this in itself would generate direct and indirect construction employment, and help stimulate the local economy once built. It has the potential to support the vitality and viability of existing employment areas.</p> <p>Overall, minor benefits are likely against this objective.</p>	

Site S159 - Land to the North of Downton Road, Salisbury

Site context	
<p>Site size: 13.53ha Site capacity: approximately 203 dwellings</p> <p>The site is currently in agricultural use. There is an existing road, Lower Road, which runs along the eastern boundary of the site. There is a low hedgerow which runs along the southern boundary of the site adjacent to Downton Rd, with more mature trees lining the northern boundary which meets the River Avon. Possible coalescence issues with Britford as the eastern part of the site abuts Bridge Farm. Views of the steeple of the cathedral can be seen from the site. Existing residential development lies to the west of the site.</p>	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows and trees on the site boundaries. However, the site is currently in arable use and has the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. An appropriate assessment (including further HRA consideration) would be required if the site is taken forward into any subsequent stage of the selection process.

buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The site is very close to the River Avon SSSI / SAC, and buffers / green space may be needed to mitigate impacts. The rest of the site appears to have been reseeded in the recent past and is likely to be of negligible ecological value.
3. Result in greater community engagement with biodiversity?	There are no designated or non-designated biodiversity features within or adjacent to this site. It is unlikely that development of this site would lead to greater community engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There is a hedgerow along the northern border of the site. Development of the site for housing would need to make suitable provision for buffers to protect all biodiversity features.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species. Hedgerows should be retained wherever possible and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. Protection should be given to any individual trees, woodland belts and hedgerows within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in	Not applicable – the site does not fall within one of the Council’s current guidance areas.

relevant areas?	
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 1	
<p>The site is situated close to the River Avon SSSI / SAC, and buffers / green space may be needed to mitigate impacts. The rest of the site appears to have been reseeded in the recent past and is likely to be of negligible ecological value. Hedgerows should be retained wherever possible and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF. Further ecological assessment of this site will be required.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.</p> <p>Overall, moderate adverse effects are considered likely against this objective due to the potential impacts on the River Avon SAC and mitigation is likely to be problematic.</p>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is situated on the southern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance (1.8km) to the city centre. Future residents will rely on the private vehicle to access some of the city centre services which are not within walking or cycling distance. Development density would be fairly low due to the size of the site and also due to the fact that there would need to be a certain degree of landscape mitigation due to the site's fairly prominent location and views in/out of site.</p>
2. Maximise reuse of previously developed land where possible/appropriate?	The site is greenfield and does not appear to include any previously developed land. Maximising previously developed land would therefore be unlikely.

3. Encourage remediation of contaminated land?	The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, if evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures and it is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	No issues with soil quality are known at this site. In line with national and local planning policy, development of this site should seek to ensure that soil quality and structure are appropriately protected.
6. Protect the best and most versatile appropriate and available agricultural land?	This site is partially within Grade 1, 2 or 3a BMV agricultural land and therefore development of this site may lead to the loss of BMV agricultural land. Where possible, development on this site should be located so as to reduce the loss of BMV. Given the scale of development, minor adverse effects are anticipated.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p>This is a greenfield site with little or no potential for making use of previously developed land. The site is situated on the southern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance (1.8km) to the city centre.</p> <p>This site is partially within Grade 1, 2 or 3a BMV agricultural land and therefore development of this site may lead to the loss of BMV agricultural land. Where possible, development on this site should be located so as to reduce the loss of BMV.</p> <p>There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>	

Overall, this site is considered likely to have minor adverse effects against this objective.

SA objective 3. Use and manage water resources in a sustainable manner

Decision Aiding Questions. Will the development site...

1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures/technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of this site may need to make provision for on-site surface and foul water drainage which is considered possible on this site. There is limited capacity in the local water mains and network reinforcement would be required. There are local sewerage connections available at the northern site boundary. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential	The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further through an appropriate assessment if the site is taken forward into any subsequent stage of the

<p>impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>selection process. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p>Residential development on this site will lead to an increase in demand for water in the area. There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. The site is not covered by a Source Protection Zone.</p> <p>The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further.</p> <p>There is limited capacity in the local water mains and network reinforcement would be required. There are local sewerage connections available at the northern site boundary. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels.</p> <p>Consideration should be given to the inclusion of Sustainable Drainage Systems onsite to control the risk of surface water flooding from impermeable surfaces.</p> <p>Development of this site will lead to an increase in demand for water and there are significant issues of concern with this site against this objective due to its location in the catchment of the Hampshire Avon. Overall, moderate adverse effects are considered likely against this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. It is likely to significantly increase traffic on local roads, which may impact on local air quality. However, the site does not fall within an Air Quality Management Area (AQMA) designation in Salisbury.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share</p>

	Wiltshire as well as the ability to charge electric cars at home.
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<p>Along the western boundary of the site lies an existing residential development, therefore the site is already affected by noise and light pollution from other residential dwellings and street lighting. Mitigation measures to limit impacts of noise, light, odour and other forms of pollution would need to be developed and implemented through significant survey work in accordance with local plan policy and advice from relevant bodies. Assessments of road traffic noise impacts and impacts from adjacent agricultural uses may be required.</p> <p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Generation of NO ₂ , SO ₂ and PM ₁₀ is most likely to arise from residents' private car usage as will be the case with any new residential development. The nearest bus stops are located approx. 100m from the site on Downton Road (A338). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ¹¹⁸ ?	This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1km of the boundary. Development of the site for housing may have some adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.

¹¹⁸ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

<p>6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>This site is in reasonable proximity to the range of services and facilities in Salisbury city centre but vehicle usage is still likely to increase in the area.</p>
<p>7. Ensure that potential impacts from air quality on relevant SACs are avoided?</p>	<p>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p>
<p>Assessment outcome (on balance) -</p>	
<p>SUMMARY OF SA OBJECTIVE 4</p> <p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1km of the boundary. Development of the site for housing may have some adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.</p> <p>Overall, development of this site is likely to have minor adverse effects against this objective.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Minimise emissions of greenhouse gases and ozone depleting substances?</p>	<p>Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.</p>
<p>2. Promote the development of renewable and low carbon sources of</p>	<p>Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire</p>

energy?	Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse impact in relation this SA objective.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>Although the site is located within Flood Zone 1 it is adjacent to Flood Zone 2/3 and approx. 300m from the River Avon itself. Buffers will need to be put in place to the north of the site to ensure against risk of fluvial flooding from main river and/or ordinary watercourses. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. Further detailed modelling work (SFRA Level 2) may be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources.</p> <p>The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
2. Ensure that development can adapt to the predicted future impacts of	It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. As a result of changing climate already in the system, it is

climate change?	<p>anticipated that in the future Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events.</p> <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems (SuDS)?	The site has the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. However, it is adjacent to Flood Zone 2/3 and approx. 300m from the River Avon itself. Buffers will need to be put in place to the north of the site to ensure against risk of fluvial flooding from main river and/or ordinary watercourses.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain, although the floodplain is adjacent to the site.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5b	
<p>The site is located within Flood Zone 1. However, it is adjacent to Flood Zone 2/3 and approx. 300m from the River Avon. Buffers will need to be put in place to the north of the site to ensure against risk of fluvial flooding from main river and/or ordinary watercourses. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. Further detailed modelling work (SFRA Level 2) may be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources.</p> <p>It is considered that it would be possible to mitigate flood risk by sequentially planning development to avoid areas of flood risk and incorporate an appropriate buffer to FZ 2/3. Overall, minor adverse effects are considered likely against this objective.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings,	The site is located directly adjacent to the Salisbury Conservation Area and is approx. 60m away from listed barns associated with the listed building Bridge Farmhouse which is approx. 100m away. A development of this size in such close proximity to the CA and listed buildings raises concerns about potential impacts on these designations. Development on this site would

Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	also raise concerns about development infilling between Salisbury and Britford which would also contribute towards potential for harm to the setting of Britford Conservation Area. A Heritage Impact Assessment would be required.
2. Ensure appropriate archaeological assessment prior to development?	The site has a medium/high archaeological potential therefore an assessment would need to be undertaken in support of any subsequent planning application. In terms of historic landscape the site has a potentially low sensitivity score; it is described as modern fields which enclose meadow land – common / frequent landscape character.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. However, the proximity of this site to the Britford Conservation Area and individual listed buildings means that designing a development of this size to enhance their character could be difficult to achieve. .
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the HE 'at risk' register within proximity of this site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 6	
The site is located adjacent to the Salisbury Conservation Area and in close proximity to listed buildings at Bridge Farm. It also raises concerns about development infilling between Salisbury and Britford which would also contribute towards potential for harm to the setting of the Britford Conservation Area. A development of this size in such close proximity to these CAs and listed buildings raises significant concerns about potential impacts on these designations.	

The site is considered to have medium / high archaeological potential and archaeological assessment would be required in support of any subsequent planning application.

A Heritage Impact Assessment would need to be undertaken to support any future development at this site, including a detailed analysis of any adverse effects that development may have on nearby heritage assets and how these could be mitigated.

Overall, it is considered that there are likely to be moderate adverse effects against this objective.

SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place

Decision Aiding Questions. Will the development site...

1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The site is located within near to a Special Landscape Area (saved SDLP policy C6) located to the south of the site. The site is located in a rural fringe setting. Development of the site would result in the loss of an arable field. Effects on the landscape are likely to include adverse impacts on the settlement of Britford and on the river Avon valley.</p> <p>The Landscape Character of this site falls within the Chalk River Valley (5B Lower Avon Chalk River Valley) typology, according to the Wiltshire Landscape Character Assessment¹¹⁹.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing could offer the potential to deliver Green Infrastructure. There would be a requirement for a GI buffer to any mature trees and hedgerows within and adjacent to the site and to mitigate landscape impacts on Britford and the river Avon valley.
3. Lead to a net improvement in the	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver

¹¹⁹ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

quality and quantity of access to urban greenspace and the wider countryside for recreation?	additional access to and availability of urban greenspaces.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹²⁰ ?	The site does not fall within the boundary or near to any statutory landscape designations, although it is located within <u>near to</u> a Special Landscape Area (saved SDLP policy C6) <u>located to the south of the site.</u>
5. Protect rights of way, open space and common land?	There is no designated open space or common land within the site. Byways BRIT 21 and SALS19 run along the northern boundary of the site. Assuming that these right of ways remain open during construction and operation, no adverse effects are likely on the accessibility of the PROW. There is however likely to be an adverse effect on the views from these sensitive visual receptors, however this could be somewhat mitigated through an appropriate GI buffer.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 7	
Development of this large site for housing is likely to adversely impact on the setting of Britford, and the river Avon valley. There is existing development to the south and west of the site but to the north and east there is potential for significant landscape impacts. The site is located within <u>near to</u> a Special Landscape Area (saved SDLP policy C6) <u>located to the south of the site.</u>	

¹²⁰ Cotswold AONB, Cranbourne Chase and West Wiltshire AONB, North Wessex Downs AONB

Byways BRIT 21 and SALS19 run along the northern boundary of the site. Assuming that this right of ways remain open during construction and operation, no adverse effects are likely on the accessibility of the PROW.

Overall, moderate effects are considered likely against this objective due to the proximity of the river Avon valley and the small rural settlement of Britford and potential coalescence concerns that could be problematic to mitigate.

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help significantly boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of this site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site will have significant benefits in terms of providing a wide range of house types, sizes and tenures to meet the housing needs of a wide cross-section of the community.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to help meet local and HMA housing needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. Salisbury, designated as a Principal Settlement in the Core Strategy, has the ability to support sustainable patterns of growth through its level of facilities, services and employment opportunities.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Salisbury. <u>It is understood that work on a Salisbury neighbourhood plan has commenced by the city council but is not at an advanced stage.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.

Assessment outcome (on balance) + + +

SUMMARY OF SA OBJECTIVE 8

Delivery of this site for approximately 203 dwellings would contribute towards Wiltshire’s and Salisbury’s housing supply. A development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall allocation of this site would meet the aim of SA Objective 8 and major benefits are considered likely against this objective.

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities

Decision Aiding Questions. Will the development site...

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide opportunities to enable residents and non-residents to be physically active through appropriate design and provision of public open space and children’s play areas and accessible cycling and walking routes to local services/ facilities/ employment. The allocation and development of the site could potentially provide opportunities to improve cycling.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing needs of the population. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby. On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation and increase social inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
6. Reduce rural isolation, including	Development of this site in Salisbury is unlikely to reduce rural isolation to any great extent as the housing will be located in

access to services for those without a car in rural areas?	Salisbury and will be meeting the needs of Salisbury primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>The site is within the Longford Primary school catchment. The school only has 3 classes and is on a very small site. The next nearest schools are the Harnham Schools which are full and also not capable of expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on this site is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found.</p> <p>Options are currently being considered for secondary education in Salisbury. All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 9</p> <p>The provision of approximately 203 dwellings in this location will help to reduce poverty and deprivation in the local and wider community through provision of a range of house sizes and tenures and help to promote more inclusive and self-contained communities. Housing provision will also provide some short-term construction jobs and a larger workforce for local businesses.</p> <p>This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby.</p> <p>On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.</p> <p>The site is within the Longford Primary school catchment. The school only has 3 classes and is on a very small site. The next nearest schools are the Harnham Schools which are full and also not capable of expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. At the current time, there are no details of any such provision planned for this site and further information would be required. Provision of land for a new primary school on this site is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found.</p>	

In the light of the education constraints, development is likely to have moderate adverse effects against SA Objective 9.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could potentially provide opportunities to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	<p>The site is 1.8km from the city centre and therefore would not be very accessible by walking or cycling. The site is opposite the Park and Ride therefore there are frequent bus journeys directly into the city centre which would reduce the reliance on the private car.</p> <p>Overall, development of this site is likely to increase private car journeys in the area, and increase the need to travel.</p>

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 10

The site is 1.8km from the city centre and therefore would not be very accessible by walking or cycling. The site is opposite the Park and Ride therefore there are frequent bus journeys directly into the city centre which would reduce the reliance on the private car.

A PRow runs along the northern boundary of the site. Assuming this remains open during construction and operation, or redirected if required, no adverse effects are considered likely. Overall, this site is considered as having a minor adverse effect against this objective due to the inevitable increase in car journeys associated with the development.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	This site is not in a city centre location. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of a significant number of new dwellings on this site would increase the population of the area and therefore potentially assist in the support of viable local retail, leisure and/or employment opportunities in the city centre.
2. Support the rural economy?	The site would significantly boost the number of homes in Salisbury and thereby increase the population of the area. This would potentially assist in the support of rural services and facilities.
Assessment outcome (on balance) + +	
SUMMARY OF SA OBJECTIVE 11	
Development of the site would not lead to the loss of designated employment land.	
Development would increase the local population and could contribute to the local economy through use of local shops and services. Development of this site will create construction jobs in the short-term and provide an increased workforce for local businesses in the medium-long term. No adverse effects are thought likely.	
Overall, moderate benefits are considered likely against this objective.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for housing would have the potential to support the vitality and viability of existing employment areas. Development of the site would not lead to the loss of designated employment land.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would focus development in Salisbury, a Principal Settlement. Development would support local businesses and provide an increased workforce for local businesses.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 12	
Development of the site would not lead to the loss of designated employment land. Although the site allocation would be for housing, this in itself would generate direct	

and indirect construction employment, and help stimulate the local economy once built. It has the potential to support the vitality and viability of existing employment areas.

Overall, minor benefits are considered likely against this objective.

Site S178 - Land to the South of Roman Road, Old Sarum, Salisbury

Site context

Site size: 12.60ha Site capacity: approximately 187 dwellings

The site is made up of agricultural land to the north of Salisbury, overlooking the pig farm to the north. The only point of access is from Old Castle Road. The site is overlooked from Old Sarum. The site slopes downwards from south to north. There is a clump of trees to the south eastern corner of the site, adjacent. Existing residential development to the south west of the site. Farm buildings about the northern boundary of the site.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>Development of this large greenfield site may have some adverse effects regarding fragmentation of existing habitats, such as hedgerows and tree belts on the site boundaries. However, the site is currently in arable use and has the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. An appropriate assessment (including further HRA consideration) would be required if the site is taken forward into any subsequent stage of the selection process.</p>

3. Result in greater community engagement with biodiversity?	There are no designated or non-designated biodiversity features within or adjacent to this site. It is unlikely that development of this site would lead to greater community engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	No river corridors within or adjacent to this site. There is a significant tree belt and hedgerow at the southern and south-western boundaries. Development of the site for housing would need to make suitable provision for buffers to protect all biodiversity features.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species. There is a significant tree belt and hedgerow at the southern and south-western boundaries which should be retained and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. Protection should be given to any individual trees, woodland belts and hedgerows within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.

Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 1

There are no designated or non-designated biodiversity features within or adjacent to this site. There is a significant tree belt and hedgerow at the southern and south-western boundaries which should be retained and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF. Further ecological assessment of this site will be required.

The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.

Overall, moderate adverse effects are considered likely against this objective due to the potential impacts on the River Avon SAC and mitigation is considered problematic.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is situated on the northern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre. Future residents will rely on the private vehicle to access some of the city centre services which are not within walking or cycling distance. Development density would be fairly low due to the size of the site and also due to the fact that there would need to be a certain degree of landscape mitigation due to the site's fairly prominent location and views in/out of site.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The site is greenfield and does not appear to include any previously developed land. Maximising previously developed land would therefore be unlikely.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, if evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.</p>

4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures and it is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	No issues with soil quality are known at this site. In line with national and local planning policy, development of this site should seek to ensure that soil quality and structure are appropriately protected.
6. Protect the best and most versatile appropriate and available agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p>This is a greenfield site with little or no potential for making use of previously developed land. The site is situated on the northern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre.</p> <p>Development of this site is unlikely to lead to the loss of Grade 1, 2 or 3a Best and Most Versatile agricultural land.</p> <p>There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p> <p>Overall, this site is considered likely to have minor adverse effects against this objective and mitigation is achievable.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	

<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures/technologies and no adverse effects are foreseen.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Where appropriate, the development of this site may need to make provision for on-site surface and foul water drainage which is considered possible on this site. There is capacity in relation to water supply with only minor upsizing works needed. No local sewers available. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction.</p>

Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 3

Residential development on this site will lead to an increase in demand for water in the area. There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. The site is not covered by a Source Protection Zone.

The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. There is capacity available in relation to water supply with minor upsizing works. There are no local sewers available however. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels.

Consideration should be given to the inclusion of Sustainable Drainage Systems onsite to control the risk of surface water flooding from impermeable surfaces.

Development of this site will lead to an increase in demand for water and there are significant issues of concern with this site due to its location within the catchment of the Hampshire Avon. Overall, moderate adverse effects are considered likely against this objective.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. It is likely to significantly increase traffic on local roads, which may impact on local air quality. However, the site does not fall within an Air Quality Management Area (AQMA) designation in Salisbury.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of</p>	<p>Mitigation measures to limit impacts of noise, light, odour and other forms of pollution would need to be developed and implemented through significant survey work in accordance with local plan policy and advice from relevant bodies. A road</p>

<p>noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>traffic noise assessment will be required as well as an assessment of noise from nearby Old Sarum airfield and the public house.</p> <p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Generation of NO₂, SO₂ and PM₁₀ is most likely to arise from residents' private car usage as will be the case with any new residential development. The nearest bus stops are located approx. 100m from the site on Castle Road (A345). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>4. Seek to reduce development in or near to AQMAs¹²¹?</p>	<p>This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre and is not in close proximity. Development of the site for housing may have some adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.</p>
<p>5. Ensure that air quality impacts on local biodiversity sites are avoided?</p>	<p>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p>
<p>6. Seek to contribute to air quality improvements by locating new development so as to reduce the need</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air</p>

¹²¹ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

to travel by private car?	<p>quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>This site is in reasonable proximity to the range of services and facilities in Salisbury city centre but vehicle usage is still likely to increase in the area.</p>
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 4</p> <p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies A road traffic noise assessment will be required as well as an assessment of noise from nearby Old Sarum airfield and the public house.</p> <p>This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre and is not in close proximity. Development of the site for housing may have some adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.</p> <p>Overall, development of this site for housing is likely to have minor adverse effects against this objective.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement

	that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse effect in relation this SA objective.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.</p> <p>No specific vulnerabilities are known with regards this particular site. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events.</p> <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat</p>

	resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems (SuDS)?	The site has the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, due to the size of the site a Flood Risk Assessment would be required.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5b	
The site is located fully in flood zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk. A Flood Risk Assessment would be required. Overall, minor adverse effects considered likely overall against this objective and mitigation is considered achievable.	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	This site is directly adjacent to the Stratford Sub Castle Conservation Area and approx. 100m from Old Castle Inn listed building. The site is in a very sensitive part of the setting of Old Sarum monument and airfield Conservation Area. Views to and from Old Sarum will be severely impacted by development on this site.
2. Ensure appropriate archaeological assessment prior to development?	The site is considered to have high / very high archaeological potential. Parts of the site have had past archaeological works. Assessment and consideration of the setting of Old Sarum scheduled monument would be required prior to any future planning application.

	Potential Historic Landscape Characterisation sensitivity is considered to be low. The site is described as modern fields created on former downland. Prior character not legible in modernity.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. However, this site is in a very sensitive location and development of this site is likely to significantly impact on the character and distinctiveness of the Conservation Areas, surrounding buildings and heritage assets.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the HE 'at risk' register within proximity of this site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) - - -	
SUMMARY OF SA OBJECTIVE 6	
<p>This site is directly adjacent to the Stratford Sub Castle Conservation Area and approx. 100m from Old Castle Inn listed building. The site is also in a very sensitive part of the setting of Old Sarum monument and airfield CA. Views to and from Old Sarum are likely to be severely impacted by development on this site. Development of this site is likely to significantly impact on the character and distinctiveness of surrounding buildings and heritage assets.</p> <p>The site has a high/very high archaeological potential - with parts of the site having had archaeological works done previously. An assessment and consideration of the setting of the Old Sarum SM would be required.</p> <p>Potential Historic Landscape Characterisation sensitivity is considered to be low. The site is described as modern fields created on former downland. Prior character not legible in modernity.</p>	

This site is in such a prominent position within the landscape that it would be extremely difficult to mitigate/offset the conservation and archaeological issues being raised.

Overall, major adverse effects are considered likely against this objective.

SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place

Decision Aiding Questions. Will the development site...

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The site is located within a Special Landscape Area (saved SDLP policy C6). The site is located in a rural fringe setting with high intervisibility. This is a visually sensitive site due to its located adjacent to the Stratford Sub Castle conservation area.</p> <p>The Landscape Character of this site falls within the High Chalk Plain (3B Salisbury Plain East) typology, according to the Wiltshire Landscape Character Assessment¹²².</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing could offer the potential to deliver Green Infrastructure. There will be a requirement for a GI buffer to any mature trees/woodland / hedgerows and to mitigate potential visual impacts.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces.</p>

¹²² Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹²³ ?	The site is not located within or adjacent to any specific landscape designations, including AONB. a Special Landscape Area (saved SDLP policy C6).
5. Protect rights of way, open space and common land?	There is no designated open space or common land within the site. There are no PROWS within or adjacent to the site.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 7</p> <p>The site is located in a rural fringe setting with high intervisibility. This is a visually sensitive site due to its located adjacent to the Stratford Sub Castle conservation area. The site is located within a Special Landscape Area (saved SDLP policy C6). Development of this site would result in the loss of arable fields within the settling of Old Sarum. Development on this site would be detrimental to the views in and out of Old Sarum as the site is within a prominent, open location.</p> <p>Overall, moderate adverse effects on the landscape are considered likely due to the location of the site within the Setting of Old Sarum.</p>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	

¹²³ Cotswold AONB, Cranbourne Chase and West Wiltshire AONB, North Wessex Downs AONB

Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help significantly boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of this site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site will have significant benefits in terms of providing a wide range of house types, sizes and tenures to meet the housing needs of a wide cross-section of the community.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to help meet local and HMA housing needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. Salisbury, designated as a Principal Settlement in the Core Strategy, has the ability to support sustainable patterns of growth through its level of facilities, services and employment opportunities.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Salisbury. <u>It is understood that work on a Salisbury neighbourhood plan has commenced by the city council but is not at an advanced stage.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
Assessment outcome (on balance) + +	
SUMMARY OF SA OBJECTIVE 8	
Delivery of this site for approximately 187 dwellings would contribute towards Wiltshire's and Salisbury's housing supply. A development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall allocation of this site would largely meet the aim of SA Objective 8 and moderate benefits are considered likely against this objective.	

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing needs of the population. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby. On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation and increase social inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site in Salisbury is unlikely to reduce rural isolation to any great extent as the housing will be located in Salisbury and will be meeting the needs of Salisbury primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	The site falls in the catchment area of Wyndham Infants and St Mark's Junior. Due to capacity issues, neither school would have enough places to meet demand generated by this size of development. The Infant School is on a small site, but the Juniors site is larger and may offer some expansion potential. However, it is unclear if the school could be expanded to cater for demand from a site of this size. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on this site is considered unlikely given the size of the site and anticipated number

	<p>of dwellings that could be delivered, and a site elsewhere may need to be found.</p> <p>Options are currently being considered for secondary education in Salisbury. All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 9</p> <p>The provision of approx. 187 dwellings in this location will help to reduce poverty and deprivation in the local and wider community through provision of a range of house sizes and tenures and help to promote more inclusive and self-contained communities. Housing provision will also provide some short-term construction jobs and a larger workforce for local businesses.</p> <p>This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre, but there is public transport availability nearby.</p> <p>On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.</p> <p>The site falls in the catchment area of Wyndham Infants and St Mark's Junior. Due to capacity issues, neither school would have enough places to meet demand generated by this size of development. The Infant School is on a small site, but the Juniors site is larger and may offer some expansion potential. However, it is not clear that any expansion of St Mark's could deal with the additional demand from this site. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on this site is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found.</p> <p>In the light of the education constraints, development is likely to have moderate adverse effects against SA Objective 9.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p>In accordance with national policy/local plan policy and best practice, the allocation and development of the site could potentially provide opportunities to improve cycling and walking routes to local services/facilities/employment.</p>

2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	<p>The site is quite removed from the city centre of Salisbury therefore residents would rely on the private car, although there is a frequent bus route from Castle Road which goes into the centre.</p> <p>Overall, development of this site is likely to increase private car journeys in the area, and increase the need to travel.</p>
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 10</p> <p>The site is quite removed from the city centre of Salisbury therefore residents would rely on the private car, although there is a frequent bus route from Castle Road which goes into the centre. The site is not considered to be in an accessible location for walking and cycling to key local facilities, therefore development is likely to generate additional traffic on the local road network.</p> <p>Overall, this site is considered to have minor adverse effects against this objective.</p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	This site is not in a city centre location. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of a small number of new dwellings on this site would increase the population of the area and therefore potentially assist in the support of viable local retail, leisure and/or employment opportunities in the city centre.
2. Support the rural economy?	The site would significantly boost the number of homes in Salisbury and thereby increase the population of the area. This would potentially assist in the support of rural services and facilities.
Assessment outcome (on balance) +	

SUMMARY OF SA OBJECTIVE 11

Development of the site would not lead to the loss of designated employment land.

Development would increase the local population and could contribute to the local economy through use of local shops and services. Development of this site will create construction jobs in the short-term and provide an increased workforce for local businesses in the medium-long term. No adverse effects are thought likely.

Overall, minor benefits are considered likely against this objective.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for housing would have the potential to support the vitality and viability of existing employment areas. Development of the site would not lead to the loss of designated employment land.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would focus development in Salisbury, a Principal Settlement. Development would support local businesses and provide an increased workforce for local businesses.

Assessment outcome (on balance) +

SUMMARY OF SA OBJECTIVE 12

Development of the site would not lead to the loss of designated employment land. Although the site allocation would be for housing, this in itself would generate direct and indirect construction employment, and help stimulate the local economy once built. It has the potential to support the vitality and viability of existing employment areas.

Overall, minor benefits are considered likely against this objective.

Site S1027 - North of Netherhampton Road, Salisbury

Site context

Site size: 5.65ha Site capacity: approximately 127 dwellings	
The site is in arable use with the River Avon valley to the north of the site. There is an existing residential development to the east of the site and there is access from Netherhampton Road which is adjacent to the site in the south. Hedgerows and some mature trees on site boundary.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as trees and hedgerows along the site boundaries. However, the site is currently in arable use and has the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. An appropriate assessment (including further HRA consideration) would be required if the site is taken forward into any subsequent stage of the selection process.
3. Result in greater community engagement with biodiversity?	There are no designated or non-designated biodiversity features within or adjacent to this site. It is unlikely that development of this site would lead to greater community engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	Development of the site for housing would need to make suitable provision for buffers to protect all biodiversity features within or adjacent to this site, including trees and hedgerows on the site boundary.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.

6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species. Trees lie to the northern boundary of the site and should be retained wherever possible and enhanced. Additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. Protection should be given to any individual trees, woodland belts and hedgerows within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 1</p> <p>Development of this greenfield site may have some adverse effects regarding fragmentation of existing habitats, such as trees and hedgerows along the site boundaries. However, the site is currently in arable use and has the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration. Further ecological assessment of this site will be required.</p> <p>There are no designated or non-designated biodiversity features within or adjacent to this site. In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased</p>	

<p>phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.</p> <p>Overall, moderate adverse effects are considered likely against this objective due to the potential impacts on the River Avon SAC and mitigation is considered problematic.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is situated on the southern edge of Salisbury, approx. 1km from the city centre. As the site is on the edge of the settlement it is not The site is considered to be within a reasonable walking/cycling distance to the city centre. However, future residents will rely on the private vehicle to access some of the city centre services which are not within walking or cycling distance. Development density would be fairly low due to the size of the site and also due to the fact that there would need to be a certain degree of landscape mitigation due to the site's fairly prominent location and views in/out of site.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The site is greenfield and does not appear to include any previously developed land. Maximising previously developed land would therefore be unlikely.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, if evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.</p>
<p>5. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures and it is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
<p>6. Protect and enhance soil quality?</p>	<p>No issues with soil quality are known at this site. In line with national and local planning policy, development of this site should seek to ensure that soil quality and structure are appropriately protected.</p>
<p>7. Protect the best and most versatile appropriate and available agricultural</p>	<p>This site contains some BMV agricultural land. Therefore development of this site may lead to a loss of BMV agricultural land. Notwithstanding this, given the scale of development likely compared to other sites in this area of search such a loss would be minor to negligible. Where possible, development on this site should be located so as to reduce the loss of BMV</p>

land?	land.
8. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p>This is a greenfield site with little or no potential for making use of previously developed land. The site is situated on the southern edge of Salisbury As the site is on the edge of the settlement it is not and is considered to be within a reasonable walking/cycling distance to the city centre.</p> <p>This site contains some BMV agricultural land. Therefore development of this site may lead to a loss of BMV agricultural land. Notwithstanding this, given the scale of development likely compared to other sites in this area of search such a loss would be minor to negligible. Where possible, development on this site should be located so as to reduce the loss of BMV land. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p> <p>Overall, this site is considered likely to have minor adverse effects against this objective and mitigation is considered achievable.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. Where the pressure exerted by new housing

	development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures/technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of this site may need to make provision for on-site surface and foul water drainage which is considered possible on this site. There is capacity available for water supply with minor upsizing work. However, there is limited capacity in local sewers. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 3	
Residential development on this site will lead to an increase in demand for water in the area. There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. The site is not covered by a Source Protection Zone. There is capacity available for water supply with minor upsizing work. However, there is limited capacity in local sewers.	

The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading. Potential impacts of increased water abstraction and sewage discharges will need to be considered further.

It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels.

Consideration should be given to the inclusion of Sustainable Drainage Systems onsite to control the risk of surface water flooding from impermeable surfaces.

Overall, development of this site will lead to an increase in demand for water and there are significant issues of concern, as highlighted, due to its location within the catchment of the Hampshire Avon. Overall, moderate adverse effects are considered likely against this objective.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. It is likely to significantly increase traffic on local roads, which may impact on local air quality. However, the site does not fall within an Air Quality Management Area (AQMA) designation in Salisbury.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the development is within 1km of key services and less than 1km from Salisbury Hospital, therefore accessible by foot and cycle. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Along the eastern boundary of the site lies existing residential development, therefore the site is already affected by noise and light pollution from other residential dwellings and street lighting. Mitigation measures to limit impacts of noise, light, odour and other forms of pollution would need to be developed and implemented through significant survey work in accordance with local plan policy and advice from relevant bodies. Assessments of road traffic noise and noise from nearby industrial uses will be required.</p> <p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and</p>

	implemented in accordance with local plan policy and advice from relevant bodies.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Generation of NO ₂ , SO ₂ and PM ₁₀ is most likely to arise from residents' private car usage as will be the case with any new residential development. The nearest bus stops are located approx. 100m from the site on Netherhampton Road (A3094). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ¹²⁴ ?	This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1.2km of the boundary. Development of the site for housing may have some adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. This site is in reasonable proximity to the range of services and facilities in Salisbury city centre but vehicle usage is still likely to increase in the area.
7. Ensure that potential impacts from air quality on relevant SACs are	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in

¹²⁴ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

avoided?	accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 4</p> <p>Development of the site for housing is likely to some lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Assessments of road traffic noise and noise from nearby industrial uses will be required.</p> <p>This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1.2km of the boundary. Development of the site for housing may have some adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.</p> <p>Overall, development of this site is likely to have minor adverse effects against this objective.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for

practices?	the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p>	
<p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse effect in relation this SA objective.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is located within Flood Zone 1 but adjacent to flood zones 2/3. A sufficient buffer zone should be left between any new development and the floodplain associated with the River Avon. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. Further detailed modelling work (SFRA Level 2) may be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources.</p> <p>The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. A sufficient buffer zone should be left between any new development and the wind breaker trees on the southern boundary of the site.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events.</p> <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>

3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems (SuDS)?	The site has the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form. However, this is a groundwater area. Surface water systems must be sealed as per sewers. Soakaways/infiltration will not work. Any discharge into the local watercourses must be at a controlled rate. Flood zone 2/3 adjacent to the site.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1 but adjacent to flood zones 2/3. A sufficient buffer zone should be left between any new development and the floodplain associated with the River Avon. A Flood Risk Assessment would be required.
5. Protect and enhance the natural function of floodplains?	The development of the site has the potential to affect the areal extent and function of the floodplain and a sufficient buffer zone should be left between any new development and the floodplain associated with the River Avon.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 5b</p> <p>The site is located within Flood Zone 1 but adjacent to flood zones 2/3. A sufficient buffer zone should be left between any new development and the floodplain associated with the River Avon. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. Further detailed modelling work (SFRA Level 2) may be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources.</p> <p>The site has the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form. However, this is a groundwater area. Any discharge into the local watercourses must be at a controlled rate.</p> <p>It is considered that it would be possible to mitigate flood risk by sequentially planning development to avoid areas of flood risk and incorporate an appropriate buffer to FZ 2/3. Overall, minor adverse effects are considered likely against this objective.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site does not fall within or adjacent to any conservation areas/heritage designations and is not in the vicinity of any listed buildings. <u>Long views to the cathedral spire are available across the site from the A3094, and at closer range from within the site itself.</u> There would be no impact on designated heritage assets but it is a fairly sensitive location in terms of setting of the cathedral, views towards it and potential harm to the setting. Although There is a substantial amount of existing residential development to the east, between this site and the <u>Salisbury Conservation Area and the</u> cathedral, <u>but development is likely to adversely affect the requirement to conserve strategic views set out in the City of Salisbury Conservation Area Appraisal and Management Plan (2014).</u>

2. Ensure appropriate archaeological assessment prior to development?	<p>The site is considered to have medium high archaeological potential and assessment would be required in support of any planning application.</p> <p>Potential Historic Landscape Characterisation sensitivity is considered to be low. The site is described as modern fields created by altering post medieval fields which enclosed meadow land – common / frequent landscape character.</p>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. The site does not fall within or adjacent to any conservation areas/heritage designations and is not in the vicinity of any listed buildings. The development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance.</p> <p><u>Development is likely to adversely affect the requirement to conserve strategic views set out in the City of Salisbury Conservation Area Appraisal and Management Plan (2014).</u></p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the HE 'at risk' register within proximity of this site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 6</p> <p>This site is not considered to impact on designated heritage assets but is located in an area that is sensitive in terms of the setting of the cathedral and views towards it. <u>The site does not fall within or adjacent to any conservation areas/heritage designations and is not in the vicinity of any listed buildings. However, long views to the cathedral spire are available across the site from the A3094, and at closer range from within the site itself.</u></p> <p>The site has medium high archaeological potential and an archaeological assessment would be required in support of any subsequent planning application.</p>	

A **detailed, site specific** Heritage Impact Assessment **(building upon the Heritage Impact Assessment prepared by the Council) would need to be submitted to support any subsequent planning application** would need to be undertaken prior to planning application stage to support any future development at this site, including a detailed analysis of any adverse effects that development may have on nearby heritage assets, **and views to the cathedral**, and how/if these could be mitigated.

Overall, ~~minor~~ **moderate** adverse effects are considered likely against this objective **which could be problematic to mitigate**.

SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place

Decision Aiding Questions. Will the development site...

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>There are no landscape designations in this area. The site is located in a rural fringe setting with low intervisibility. Development of the site would result in the loss of an arable field.</p> <p>Any effects on the landscape are likely to be fairly well contained and linked to the existing site and surroundings.</p> <p>The Landscape Character of this site falls within the Chalk River Valley (5B Lower Avon Chalk River Valley) typology, according to the Wiltshire Landscape Character Assessment¹²⁵.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing could offer the potential to deliver Green Infrastructure. There would be a requirement for a GI buffer to any mature trees and hedgerows within and adjacent to the site.</p>
<p>3. Lead to a net improvement in the</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver</p>

¹²⁵ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

quality and quantity of access to urban greenspace and the wider countryside for recreation?	additional access to and availability of urban greenspaces.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹²⁶ ?	The site does not fall within the boundary or near to any statutory landscape designations.
5. Protect rights of way, open space and common land?	There is no designated open space or common land within the site. There are no PROW's within or adjacent to the site.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 7	
<p>There are no landscape designations in this area. The site is located in a rural fringe setting with low intervisibility. Development of the site would result in the loss of an arable field. Any effects on the landscape are likely to be fairly well contained and linked to the existing site and surroundings. There would be a requirement for a GI buffer to any mature trees and hedgerows within the site and along the site boundaries.</p> <p>Overall, some minor adverse effects on the landscape are likely but there is potential for mitigation measures to reduce the extent of effects.</p>	

¹²⁶ Cotswold AONB, Cranbourne Chase and West Wiltshire AONB, North Wessex Downs AONB

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help significantly boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of this site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site will have significant benefits in terms of providing a wide range of house types, sizes and tenures to meet the housing needs of a wide cross-section of the community.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would increase housing supply to help meet local and HMA housing needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. Salisbury, designated as a Principal Settlement in the Core Strategy, has the ability to support sustainable patterns of growth through its level of facilities, services and employment opportunities.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Salisbury. <u>It is understood that work on a Salisbury neighbourhood plan has commenced by the city council but is not at an advanced stage.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
Assessment outcome (on balance) + +	
SUMMARY OF SA OBJECTIVE 8	
Delivery of this site for approximately 127 dwellings would contribute towards Wiltshire's and Salisbury's housing supply. A development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units. Overall	

allocation of this site would largely meet the aim of SA Objective 8 and moderate benefits are considered likely against this objective.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide opportunities to enable residents and non-residents to be physically active through appropriate design and provision of public open space and children's play areas and accessible cycling and walking routes to local services/ facilities/ employment. The allocation and development of the site could potentially provide opportunities to improve cycling.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing needs of the population. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is also public transport availability nearby. On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation and increase social inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site in Salisbury is unlikely to reduce rural isolation to any great extent as the housing will be located in Salisbury and will be meeting the needs of Salisbury primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.

<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?</p>	<p>The site is in the catchment of Harnham Infant and Junior Schools. Both schools already have a considerable number of mobile classrooms to cope with existing demand and only have a small number of surplus places. The schools are co-located on one site which would not be large enough to permit any further expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may be required.</p> <p>Options are currently being considered for secondary education in Salisbury. All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>
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Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 9

The provision of approximately 127 dwellings in this location will help to reduce poverty and deprivation in the local and wider community through provision of a range of house sizes and tenures and help to promote more inclusive and self-contained communities. Housing provision will also provide some short-term construction jobs and a larger workforce for local businesses.

This site is ~~not~~ considered to be within **reasonable** walking distance of the nearest GP surgeries which are located in the city centre ~~but~~ **and** there is public transport availability nearby.

On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.

The site is in the catchment of Harnham Infant and Junior Schools. Both schools already have a considerable number of mobile classrooms to cope with existing demand and only have a small number of surplus places. The schools are co-located on one site which would not be large enough to permit any further expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may be required.

In the light of the education constraints, development is likely to have moderate adverse effects against SA Objective 9.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could potentially provide opportunities to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is not considered to be within reasonable walking distance to the city centre, and but it is inevitable that residents will make car journeys to access facilities and services in and around the city, and elsewhere. <u>Parts of the site lie within DfT guidance of 400m from existing bus routes but other parts do not. Further assessment of the ability of this site to support enhanced bus services will be required.</u> Overall, development of this site is likely to increase private car journeys in the area, and increase the need to travel.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 10</p> <p>The site is located to the south of Salisbury, 1km from the city centre. The site is in a location that could help reduce the need to travel and/or reliance on the private car. However, development here may contribute to congestion at Harnham Gyratory and on A3094 Harnham Road. <u>Parts of the site lie within DfT guidance of being within 400m from existing bus routes but other parts do not. Further assessment of the ability of this site to support enhanced bus services will be required.</u></p> <p>Overall, this site is considered as having a minor adverse effect against this objective, <u>with mitigation measures possible to reduce adverse effects.</u></p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban	This site is not in a city centre location. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of a significant number of new dwellings on this site would increase the population of the area and therefore potentially assist in the support of viable local retail, leisure and/or employment opportunities in the city centre.

regeneration?	
2. Support the rural economy?	The site would boost the number of homes in Salisbury and thereby increase the population of the area. This would potentially assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 11	
<p>Development of the site would not lead to the loss of designated employment land.</p> <p>Development would increase the local population and could contribute to the local economy through use of local shops and services.. Development of this site will create construction jobs in the short-term and provide an increased workforce for local businesses in the medium-long term. No adverse effects are thought likely.</p> <p>Overall, minor benefits are considered likely against this objective.</p>	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for housing would have the potential to support the vitality and viability of existing employment areas. The site lies in close proximity to the Business Park and Trading Estate on Netherhampton Road and would support its viability. Development of the site would not lead to the loss of designated employment land.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would focus development in Salisbury, a Principal Settlement. Development would support local businesses and provide an increased workforce for local businesses.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 12	
<p>Development of the site would not lead to the loss of designated employment land. Although the site allocation would be for housing, this in itself would generate direct and indirect construction employment, and help stimulate the local economy once built. The site lies in close proximity to the Business Park and Trading Estate on Netherhampton Road and would support its viability. It also has the potential to support the vitality and viability of other existing employment areas.</p>	

Overall, minor benefits are considered likely against this objective.

Site S1028 - Land at Netherhampton Road, Salisbury

Site context

Site size: 79.6ha Site capacity: approximately 1195 dwellings

The site is large and in arable use, on the western edge of Salisbury. The landscape becomes higher to the south of the site. The site forms part of a backdrop to views towards Salisbury Cathedral from the western approach to the city.

The site is undulating with the lowest part of the site at the northern edge which abuts Netherhampton Rd. On the adjacent land (east of the site) is Harnham Business Park. The boundary continues east onto higher ground towards Harnham Hill. This is a steep north facing slope next to the site boundary that is wooded and near to a former chalk pit (SSSI) which is immediately east of the site. A bridleway (NHAM10) and a footpath (NHAM6) cross the easternmost part of the site before combining and the bridleway continues to head west and then south before joining the Old Shaftsbury Drove (BRIT19).

Adjacent to the west of the site are some sports pitches and the Salisbury Auction Centre. Two low voltage overhead lines cross the eastern and western parts of the site.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have adverse effects regarding fragmentation of existing habitats, such as hedgerows on the site boundaries. The site is currently in arable use and has the potential to make appropriate, significant provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. The Lower Avon is a high risk catchment and this development would discharge into it via the Petersfinger Sewage treatment Works. Developer contributions are unlikely to be sufficient to resolve this matter. Changes to the discharge consent limits at the Petersfinger STW are likely to be required. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. An appropriate buffer should be incorporated to protect and enhance the Harnham Slope CWS as well as West Harnham

<p>biodiversity features within new development resulting in a net gain?</p>	<p>Chalk Pit SSSI adjacent in the east of the site. This site is protected as a SSSI for its geological interest. Informal recreational use of the chalk pit can be expected to significantly increase as a result of the development as the site is open and accessible. Apart from any possible risk to geological interests, there would be a significant health and safety risk for children using the site because of the sheer vertical drop which is accessible from the top footpath.</p> <p>The presence of badgers will be a consideration for any future development of this site. There is a large main sett located behind the electricity sub-station on the former Harnham Trading Estate.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>It is unlikely that development of this site would lead to greater community engagement with biodiversity. This large site is in intensive arable use. However, there is significant potential to increase the biodiversity interest of this site through tree planting, provision of public open space and landscaping, and also through other Green Infrastructure provision.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>Development of the site for housing would need to make suitable provision for buffers to protect all biodiversity features, including any trees and hedgerows on the site boundaries and West Harnham Chalk Pit SSSI.</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering a significant amount of multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.</p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/species?</p>	<p>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species. Hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF.</p>
<p>7. Consider the findings of the HRA in site selection and design?</p>	<p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.</p>
<p>8. Maintain the existing extent of ancient woodland sites?</p>	<p>The development of the site would not affect ancient woodland features. Any trees or hedgerows within the site or at the site boundaries should be protected and enhanced.</p>
<p>9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?</p>	<p>Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.</p>

10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 1</p> <p>Development of this large greenfield site may have some adverse effects regarding fragmentation of existing habitats, such as hedgerows on the site boundaries. However, the site is currently in arable use and has the potential to make appropriate, significant provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration. Further ecological assessment of this site will be required.</p> <p>Development of the site for housing would need to make suitable provision for buffers to protect all biodiversity features, including any trees and hedgerows on the site boundaries, within the site, and to West Harnham Chalk Pit SSSI and Harnham Slope CWS.</p> <p>The presence of badgers, and other protected and notable species, will be a consideration for any future development of this site.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.</p> <p>Overall, moderate adverse effects are considered likely against this objective due to the potential impacts on the River Avon SAC and mitigation is considered problematic.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is situated on the southern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre, but cycling would be more feasible. Future residents will rely on the private vehicle to access some of the city centre services which are not within walking or cycling distance.</p>

	Development density would be fairly low due to the size of the site and also due to the fact that there would need to be a certain degree of landscape mitigation due to the site's fairly prominent location and views in/out of site.
2. Maximise reuse of previously developed land where possible/appropriate?	The site is greenfield and does not appear to include any previously developed land. Maximising previously developed land would therefore be unlikely.
3. Encourage remediation of contaminated land?	The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, if evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures and it is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	No issues with soil quality are known at this site. In line with national and local planning policy, development of this site should seek to ensure that soil quality and structure are appropriately protected.
6. Protect the best and most versatile appropriate and available agricultural land?	This site is partly unclassified and also a mixture of both Grade 3a and Grade 2 Agricultural Land Classification. Therefore development of this site may lead to a loss of Best and Most Versatile agricultural land. Where possible, development on this site should be located so as to reduce the loss of BMV land.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 2	
This is a large greenfield site with little or no potential for making use of previously developed land. The site is situated on the southern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre, <u>but cycling would be more feasible.</u>	

This site is partly unclassified and also a mixture of both Grade 3a and Grade 2 Agricultural Land Classification. Therefore development of this site may lead to a loss of Best and Most Versatile agricultural land.

There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.

Overall, this site is considered likely to have moderate adverse effects against this objective and mitigation would be problematic.

SA objective 3. Use and manage water resources in a sustainable manner

Decision Aiding Questions. Will the development site...

<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water. There is currently no local water capacity available for a development of this scale. A Capacity Appraisal will be needed to confirm the scope and extent of strategic works required</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures/technologies and no adverse effects are foreseen.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Where appropriate, the development of this site may need to make provision for on-site surface and foul water drainage which is considered possible on this site. There is no local water supply capacity available for a development of this scale. Capacity appraisal would be needed to confirm the scope and extent of strategic works to service new development. There is no capacity in local sewers for a development of this scale. FW disposal will require capacity appraisal and strategic works to service new development. There is no programmed works until 2020.</p> <p>Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.</p>

5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p>Residential development on this site will lead to an increase in demand for water in the area. However, there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand but this must be proven through a Capacity Appraisal which will confirm the scope and extent of strategic works required to service new development on this site. The site is not covered by a Source Protection Zone.</p> <p>The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further.</p> <p>Consideration should be given to the inclusion of Sustainable Drainage Systems onsite to control the risk of surface water flooding from impermeable surfaces.</p> <p>Overall, given the anticipated size of residential development, the need for a water capacity appraisal and location within the Hampshire Avon river catchment, moderate adverse effects are considered likely against this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maintain and improve local air quality?	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage).</p> <p>Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development of this site is likely to increase traffic on local roads, which may impact on local air quality. However, the site does not fall within an Air Quality</p>

	<p>Management Area (AQMA) designation in Salisbury and vehicle movements are able to be mitigated.</p> <p>Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing will lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Along the eastern and western boundaries of the site lie existing commercial and residential development, therefore the site is already affected by some noise and light pollution from existing premises. Noise impact assessment to include noise from: Harnham Trading Estate; Harnham Business Park; the Auction Centre; sports pitches and road traffic on Netherhampton Road.</p> <p>Any future application should contain details to demonstrate that the potential impacts of light pollution have been fully considered and mitigated.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Generation of NO₂, SO₂ and PM₁₀ is most likely to arise from residents' private car usage as will be the case with any new residential development. The nearest bus stops are located approx. 100m from the site on Netherhampton Road (A3094). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

4. Seek to reduce development in or near to AQMAS ¹²⁷ ?	This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1.7km of the boundary.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>This site is in reasonable proximity to the range of services and facilities in Salisbury city centre. Vehicle usage is likely to increase in the area but mitigation measures are possible, for example through increasing and improving existing public transport accessibility along Netherhampton Rd.</p>
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 4</p> <p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local</p>	

¹²⁷ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

plan policy and advice from relevant bodies. Noise impact assessment to include noise from: Harnham Trading Estate; Harnham Business Park; the Auction Centre; sports pitches and road traffic on Netherhampton Road.

This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1.7km of the boundary.

Overall, development of this site for housing is considered likely to have minor adverse effects against this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse effect in relation this SA objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located fully within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.</p> <p>No specific vulnerabilities are known with regards this particular site. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events.</p> <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems (SuDS)?</p>	<p>The Wiltshire Council Drainage Team has commented that there is the possibility of Groundwater and surface water issues. Groundwater monitoring should be in line with the Council's Groundwater Policy.</p> <p>The site has the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form.</p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. A Flood Risk Assessment would be required due to the size of the site.</p>
<p>5. Protect and enhance the natural function of floodplains?</p>	<p>In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.</p>

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5b

The site is located fully in Flood Zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk. A Flood Risk Assessment would be required due to the size of the site. Overall it is considered that there are no insurmountable barriers that would preclude development of this site.

Minor adverse effects are considered likely against this objective.

SA objective 6. Protect, maintain and enhance the historic environment

Decision Aiding Questions. Will the development site...

<p>1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?</p>	<p>This site is not located in or near to any conservation area or heritage designation and is not located in the vicinity of any listed buildings. It is considered that there would be few impacts on designated heritage assets in the area.</p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p>This site has high archaeological potential. Known archaeology within the site includes prehistoric barrows, field systems and enclosures. However, this is a very large site and the exact extent of archaeological works is not certain. Further assessment is required prior to any future planning application. It is possible that the area of archaeological interest only covers a section of this site. Assessment and preservation in situ would be required and is considered possible, depending on the location. The extent of housing development on this site may need to be reduced accordingly, depending on the extent and nature of any findings.</p> <p>In terms of historic landscape the site is made up of modern fields created on former downland, the prior character not legible in modernity. The site has a potentially low historic landscape sensitivity overall.</p>
<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p>The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.</p>
<p>4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of</p>	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. No details of potential design and layout are currently known. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance.</p>

Conservation Areas?	This site is not located in or near to any conservation area or heritage designation and is not located in the vicinity of any listed buildings.
5 Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the HE 'at risk' register within proximity of this site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 6	
<p>There are no buildings or areas of historical or cultural value within, adjacent to or in proximity to this site that are likely to be adversely affected. The development of this site would cause no impact on designated heritage assets.</p> <p>This site has high archaeological potential. However, this is a large site and the exact extent of archaeological works is not certain. It is possible that the area of archaeological interest only covers a section of this site. Assessment and preservation in situ would be required and is considered possible, depending on the location. Further assessment is required. The extent of housing development on this site may need to be reduced within the site accordingly, depending on the extent and nature of any findings. Assessment and preservation in situ would be required.</p> <p>In terms of historic landscape the site is made up of modern intensive arable fields created on former downland. The site has a potentially low historic landscape sensitivity overall.</p> <p>Likely effects against this objective are considered to be minor adverse overall, subject to further archaeological assessment and mitigation.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The site is located in a rural fringe setting with high intervisibility. Part of the site is adjacent to Harnham Business Park. Part of the site to the south is sloping with a localised ridge.</p> <p>This is a fairly visually sensitive location as it forms the backdrop to a number of important views towards Salisbury Cathedral</p>

	<p>spire. However, there is a considerable amount of existing residential development at Harnham, in between this site and the cathedral. The site is also large enough for significant provision of public open space and GI to be incorporated into the overall design.</p> <p>The Landscape Character of this site falls within the Wooded Downland (2F Fovant Down Wooded Downland) typology, according to the Wiltshire Landscape Character Assessment¹²⁸.</p> <p>Mitigation of landscape effects could include restricting development to lower parts of the site in the north of the site to provide a sufficient visual buffer to open countryside, reducing effects on the setting of the AONB to the south-west and Old Shaftesbury Drove track to the south. The downland setting, rising as a backdrop to the valley floor, should be retained.</p> <p>It will be very important to maintain visual connections to landmark features e.g. the Cathedral, Old Sarum and Netherhampton Church, and to provide accessible places that appreciate key views.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of this large site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure. There would be a requirement for a GI buffer to any mature trees and hedgerows within and adjacent to the site.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to existing public rights of way and increased access to urban greenspaces.</p>
<p>4. Conserve and enhance areas with landscape designations and take</p>	<p>The edge of the Cranborne Chase AONB lies approx. 2km south-west of this site. No significant impacts on the AONB are considered likely from development of this site. Keeping development below the 75m contour will allow development to relate to the valley floor</p>

¹²⁸ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

account of their management objectives, in particular for the three local AONBs ¹²⁹ ?	and provide a sufficient visual buffer to the open countryside without impinging on the setting of the AONB. Any future application should contain details to demonstrate that the potential impacts of light pollution have been fully considered and mitigated.
5. Protect rights of way, open space and common land?	<p>There are PRoWs within the site. Assuming these remain open during construction and operation, no adverse effects are likely on the accessibility of the PROWs. There may be adverse effects on views from these PRoWs (sensitive visual receptors), however these could be somewhat mitigated through GI buffers.</p> <p>There is no designated open space or common land within the site.</p>
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 7</p> <p>The site is situated south of Netherhampton Road, adjacent to Harnham Business Park. Development of the site would result in the loss of arable fields. Part of the site to the south is sloping with a localised ridge. This is a fairly visually sensitive location as it forms the backdrop to a number of views towards Salisbury Cathedral spire. However, there is a considerable amount of existing residential development at Harnham, in between this site and the cathedral. The site is also large enough for significant open space and GI to be incorporated into the overall design.</p> <p>Mitigation of landscape effects could include restricting development to lower parts of the site in the north of the site to provide a sufficient visual buffer to open countryside, reducing effects on the setting of the AONB to the south-west and Old Shaftesbury Drove track to the south. The downland setting, rising as a backdrop to the valley floor, should be retained.</p>	

¹²⁹ Cotswold AONB, Cranbourne Chase and West Wiltshire AONB, North Wessex Downs AONB

It will be important to maintain visual connections to landmark features e.g. the Cathedral, Old Sarum and Netherhampton Church, and to provide accessible places that appreciate key views. There will be a requirement for a GI buffer to protect any mature trees and enhance hedgerows along the site boundaries and within the site and to mitigate the effect on the views from the bridleway through the site.

Overall, it is considered that development of this site would have minor adverse effects against this objective.

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help significantly boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of this site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site will have significant benefits in terms of providing a wide range of house types, sizes and tenures to meet the housing needs of a wide cross-section of the community.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to help meet local and HMA housing needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. Salisbury, designated as a Principal Settlement in the Core Strategy, has the ability to support sustainable patterns of growth through its level of facilities, services and employment opportunities.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Salisbury. <u>It is understood that work on a Salisbury neighbourhood plan has commenced by the city council but is not at an advanced stage.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.

Assessment outcome (on balance) + + +

SUMMARY OF SA OBJECTIVE 8

Delivery of this site for approx. 1195 dwellings would contribute significantly towards Wiltshire's and Salisbury's housing supply. A development of this size on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall allocation of this site would meet the aim of SA Objective 8 and major benefits are considered likely against this objective.

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities

Decision Aiding Questions. Will the development site...

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide significant opportunities to enable residents and non-residents to be physically active through appropriate design and provision of public open space and children's play areas and accessible cycling and walking routes to local services/ facilities/ employment.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing needs of the population. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<p>This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby. Odstock Hospital is also located to the south of Salisbury and therefore more accessible from this site than from some other parts of the city.</p> <p>On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.</p>
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would significantly increase opportunities for local people to access a wide range of house types, sizes and tenures, including a significant affordable element, and thereby help reduce deprivation and increase social inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.

6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site in Salisbury is unlikely to reduce rural isolation to any great extent as the housing will be located in Salisbury and will be meeting the needs of Salisbury primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>The site is in the catchment of Harnham Infant and Junior Schools. Both schools already have a considerable number of mobile classrooms to cope with existing demand and only have a small number of surplus places. The schools are co-located on one site which would not be large enough to permit any further expansion.</p> <p>The size of this site would make primary school provision onsite essential and this is considered possible given its size. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), will be required onsite for any development to proceed for the number of dwellings anticipated. Full primary S106 contribution will be required towards the new school.</p> <p>All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>
Assessment outcome (on balance) + +	
<p>SUMMARY OF SA OBJECTIVE 9</p> <p>The provision of approx. 1195 dwellings on this site is likely to have significant benefits against this objective because it could provide a significant level of housing and a wide range of types, sizes and tenures, including a significant affordable element, to meet the housing needs of a wide cross-section of the community. This could help to reduce poverty and deprivation in the local and wider community and help to promote more inclusive and self-contained communities. Housing provision on this scale will also provide a significantly larger workforce for local businesses and provide many short-term construction jobs.</p> <p>The size of this site could allow substantial provision of infrastructure, public open space and other community facilities, and may allow an element of mixed-uses. Issues highlighted concerning capacity of local primary schools in this part of Salisbury could be overcome through onsite provision of a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils). The provision of a new primary school onsite is considered to be essential for development of this site to be taken forward. It is considered that such facilities could be easily accommodated onsite given the site size.</p> <p>Overall, it is considered that the scale of housing anticipated, and other infrastructure, including community, retail and education facilities that could be accommodated on this site would lead to moderate benefits against this objective.</p>	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	

Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	The site is considered to be large enough to incorporate walking and cycling infrastructure onsite. Cycling and walking accessibility from this site to the city centre and other key trip generators would need to be significantly improved to mitigate impacts of increased travel movements.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	<p>This site is not considered to be within walking distance of most services and facilities in Salisbury. A development of this size will inevitably increase private car use and travel movements in the area, however, the size of this site will also allow for significant improvements in existing public transport accessibility in this area along Netherhampton Rd. <u>Parts of the site lie within DfT guidance of 400m from existing bus routes but other parts do not. Further assessment of the ability of this site to support enhanced bus services will be required.</u></p> <p>Development of this site must be accompanied with significant improvements in walking/cycling/public transport infrastructure and highways infrastructure to allow additional travel movements to be mitigated.</p>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 10	
<p>The site is located to the South of Salisbury, 1.7km from the city centre. This site is <u>not considered to be within walking distance of most services and facilities in Salisbury.</u> in a fairly accessible location for the city centre that could help reduce the need to travel and/or reliance on the private car. A detailed transport impact assessment will be required to understand impacts on the local and strategic road network and how these will be mitigated. <u>Parts of the site lie within DfT guidance of 400m from existing bus routes but other parts do not. Further assessment of the ability of this site to support enhanced bus services will be required.</u></p> <p>There are currently 2 buses per hour from here into Salisbury City centre and there is strong potential to improve this situation, assuming the whole site is developed, as more dwellings should result in more frequent bus services.</p> <p>The site is considered to be large enough to incorporate walking and cycling infrastructure onsite. Cycling and walking accessibility from this site to the city centre and</p>	

other key trip generators would need to be improved to mitigate impacts of increased travel movements.

PRoWs run along the boundary and through the middle of the site. Assuming these remain open during construction and operation, or redirected if required, no adverse effects are considered likely.

Public transport services into the city centre particularly could benefit with more frequent services likely as a result of this scale of development.

Overall, **given the number of new dwellings likely to be built on** this site **and potential for increase in car journeys, it** is considered as having ~~minor~~ **moderate** adverse effects against this objective.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	This site is not in a city centre location. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of a large number of new dwellings on this site would increase the population of the area and therefore potentially assist in the support of viable local retail, leisure and/or employment opportunities in the city centre. The site is also large enough to potentially provide significant retail, employment and community facilities on-site.
2. Support the rural economy?	The site would significantly boost the number of homes in Salisbury and thereby increase the population of the area. This would assist in the support of rural services and facilities because of the positive impacts of this number of new homes.

Assessment outcome (on balance) + + +

SUMMARY OF SA OBJECTIVE 11

The development of this site will significantly boost the local population, helping to increase the viability of local services, facilities and businesses.

Development of this site will create significant construction jobs in the short-term and provide a significantly increased workforce for local businesses in the medium-long term.

Development will not lead to the loss of designated employment land. The size of this site could allow for mixed-use development that could generate local employment. Overall, major benefits are considered likely against this objective.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for a significant amount of housing would have the potential to support the vitality and viability of existing employment areas. The site lies in close proximity to the Business Park and Trading Estate on Netherhampton Road. Development of the site would not lead to the loss of designated employment land and is large enough to potentially support mixed-use development that could generate local employment.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for significant housing growth would focus development in Salisbury, a Principal Settlement. Development would support local businesses and provide a significantly increased workforce for local businesses.
Assessment outcome (on balance) + + +	
SUMMARY OF SA OBJECTIVE 12	
<p>Development of the site would not lead to the loss of designated employment land. Housing development would generate significant direct and indirect construction employment, and help stimulate the local economy once built. The site lies in close proximity to the Business Park and Trading Estate on Netherhampton Road. It also has the potential to support the vitality and viability of other existing employment areas.</p> <p>Overall, major benefits are considered likely against this objective due to the size of the site, number of new dwellings expected and that the site could incorporate mixed-use development that could include employment uses.</p>	

Site 3187 - Land at Harnham Business Park, Salisbury

<p>Site context</p> <p>Site size: 1.39ha Site capacity: approximately 33 dwellings</p> <p>The site is located adjacent to the A3094 Netherhampton Rd. It is a vacant employment site. To the rear of the site are business units associated with Harnham Business Park. The site itself comprises two separate parcels of land either side of the existing access to the business park and currently comprises hardstanding/construction waste. The site is set back from the road with some mature trees along the site frontage as part of the wide verge. The site is relatively flat. Beyond the business park southwards, the land rises and a ridgeline is clearly visible (Harnham Hill).</p>
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</p> <p>Decision Aiding Questions. Will the development site...</p>

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	There are no designated or non-designated biodiversity features within or adjacent to this site. The site comprises previously developed land, with land to the south now developed for business uses. Development would be unlikely to fragment existing habitats or prejudice future biodiversity restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.
3. Result in greater community engagement with biodiversity?	There are no designated or non-designated biodiversity features within or adjacent to this site. The development of the site for housing is unlikely to result in greater engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There are no river corridors or green corridors within or adjacent to this site. Protection should be given to mature trees along the boundary with the A3094 and where necessary and appropriate these should be enhanced with additional planting.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure either on or off-site.
6. Ensure all new developments have regard to and protect BAP habitats/ species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not adversely affect ancient woodland features.

9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 1</p> <p>There are no designated or non-designated biodiversity features within or adjacent to this site. The site comprises previously developed land. Mature trees on the boundaries of the site are the subject of a TPO and would need to be retained as part of any development proposals. Further ecological assessment of this site will be required.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.</p> <p>Overall, moderate adverse effects are considered likely against this objective due to the potential impacts on the River Avon SAC that are considered problematic to mitigate.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the southern edge of Salisbury. Adjacent residential development is relatively high density and there is no reason why development on this site should not follow a similar form or scale. The city centre is 2 miles walking distance which is not reasonable walking/cycling distance to the city centre. Future residents will rely on the private vehicle to access many of the city centre services which are not within walking or cycling distance.

2. Maximise reuse of previously developed land where possible/appropriate?	The site is previously developed land having previously been occupied by SSEB. The land to the rear of the site has been redeveloped and contains several warehouses which are in use. Development for housing would maximise the use of previously developed land but at the expense of existing employment land.
3. Encourage remediation of contaminated land?	On the basis of available evidence and given it is previously used land it is considered that the potential for possible contamination should be investigated and if necessary, remediation identified in support of any development proposals.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures and it is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	No issues with soil quality are known at this site. In line with national and local planning policy, development of this site should seek to ensure that soil quality and structure are appropriately protected.
6. Protect the best and most versatile agricultural land?	The site is not in agricultural use. This is a brownfield site and therefore development would not lead to the loss of BMV agricultural land.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) +	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p>The site is located on previously developed land and immediately to the south of the site are warehouses which are operational. There could potentially be contamination issues which would require a higher level of remediation for residential use. The site is not reasonably well located to the city centre but there is scope to maximise the use of land. The site is not located within a designated Mineral Safeguarding Area, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p> <p>Overall, considering the site is located on previously developed land, the effects are likely to be minor beneficial against this objective.</p>	
SA objective 3. Use and manage water resources in a sustainable manner	

Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water. Whilst there is capacity to supply water to the site, there would be some minor upsizing required. There is limited foul capacity available to accommodate between 20-30 dwellings.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company, particularly given works required for the supply of water and foul drainage capacity.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	The site is located in an area which is susceptible to seasonal groundwater levels which would need to be monitored in accordance with the Council's Groundwater Strategy. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction.
Assessment outcome (on balance) --	
SUMMARY OF SA OBJECTIVE 3	

In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. Whilst there is capacity to supply water to the site, there would be some minor upsizing required. There is limited foul capacity available to accommodate between 20-30 dwellings.

The site is located in an area which is susceptible to seasonal groundwater levels which would need to be monitored in accordance with the Council's Groundwater Strategy. The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further.

Overall, moderate adverse effects are considered likely overall against this objective due to the sites location within the Hampshire Avon catchment.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the development is within 500m of key services and facilities and therefore accessible by foot and cycle. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Noise impact assessment to include road traffic and industrial uses to the east, south and west. Odour and light from the industrial uses must also be assessed. Due to these adjacent industrial uses high density housing may not be appropriate across the whole site. There appears to be an electricity sub-station in the middle of the site; noise from this will need to be assessed. Detailed contaminated land assessment will also be required as site is potentially contaminated.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air</p>

particulates?	quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ¹³⁰ ?	This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1.2km of the boundary. Development of the site for housing may have some limited adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. This site is in reasonable proximity to the range of services and facilities in Salisbury city centre but vehicle usage is still likely to increase in the area.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 4	

¹³⁰ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.

Noise impact assessment to include road traffic and industrial uses to the east, south and west. Odour and light from the industrial uses must also be assessed. Due to these adjacent industrial uses high density housing may not be appropriate across the whole site. There appears to be an electricity sub-station in the middle of the site; noise from this will need to be assessed. Detailed contaminated land assessment will also be required as site is potentially contaminated.

This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1.2km of the boundary. Development of the site for housing may have some limited adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.

Overall, development of this site for housing is likely to have minor adverse effects against this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse effect in relation this SA objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events.</p> <p>This site is in a groundwater area, and there are records of surface water flooding affecting part of site. In addition, soakaways/infiltration will not work in this location. These are vulnerabilities that would need to be considered in any future development proposals for the site.</p> <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable</p>	<p>This site is in a groundwater area. Soakaways/infiltration will not work in this location. These are vulnerabilities that would need to be considered in any future development proposals for the site.</p>

Drainage Systems (SuDS)?	
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. A Flood Risk Assessment would be required.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 5b	
<p>The site is located fully in flood zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk.</p> <p>However, there There are issues in relation to groundwater and the use of SuDS. This site is in a groundwater area, and there are records of surface water flooding affecting part of site. In addition, soakaways/infiltration will not work in this location. These are vulnerabilities that would need to be considered in any future development proposals for the site. A Flood Risk Assessment would be required.</p> <p>Overall, given the location of this site in flood zone 1 and the relatively small size of the site vulnerabilities of this site in a groundwater area, moderate minor adverse effects are considered likely against this objective.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	This site is not located within a conservation area, neither is it located in close proximity to any listed buildings. This site would have no impact on designated heritage assets, or on views towards the cathedral.
2. Ensure appropriate archaeological assessment prior to development?	This site is considered to have low archaeological potential. There are no known features but the site does have potential, therefore assessment would be required prior to any future planning application. Potential Historic Landscape Characterisation sensitivity is considered to be low. The site is described as part of a modern business park built on post medieval fields – previous landscape character is not legible.

3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is currently hard standing but with no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. This site is not located within a conservation area, neither is it located in close proximity to any listed buildings.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the HE 'at risk' register within proximity of this site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) 0	
SUMMARY OF SA OBJECTIVE 6 The site is outside of any conservation area and there are no listed buildings in proximity of the site. Therefore development on this site would have few impacts on designated heritage assets, or on views towards the cathedral. In addition the site is considered to have a low archaeological potential. With regard to SA Objective 6, it is considered that there would be neutral effects from delivering housing on this site.	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the	There are no landscape designations in the area. The site is located in an urban fringe setting with low intervisibility. The Landscape Character of this site falls within the Wooded Downland (2F Fovant Down Wooded Downland) typology,

countryside?	according to the Wiltshire Landscape Character Assessment ¹³¹ .
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing could offer the potential to deliver Green Infrastructure. There are hedgerows on the site which should be conserved and enhanced and there would be a requirement for a GI buffer to woodland / TPOs.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹³² ?	The Site does not fall within the boundary or near to any statutory landscape designations.
5. Protect rights of way, open space and common land?	There are no public rights of way running through or in close proximity to the site. There is no designated open space or common land within or adjacent to the site.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.

¹³¹ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

¹³² Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 7

The site does not fall within the boundary or near to any statutory landscape designations. Green infrastructure buffers would be required to mature hedgerow / woodland and to TPOs. Overall it is considered that there would be minor adverse effects on the landscape from development of this site.

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of this site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site will have benefits in terms of providing a wide range of house types, sizes and tenures to meet the housing needs of a wide cross-section of the community.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would increase housing supply to help meet local and HMA housing needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. Salisbury, designated as a Principal Settlement in the Core Strategy, has the ability to support sustainable patterns of growth through its level of facilities, services and employment opportunities.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Salisbury. <u>It is understood that work on a Salisbury neighbourhood plan has commenced by the city council but is not at an advanced stage.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.

isolated dwellings?	
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 8	
Delivery of this site for approx. 33 dwellings would contribute towards Wiltshire's and Salisbury's housing supply. A development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units. Overall allocation of this site would largely meet the aim of SA Objective 8 and minor benefits are considered likely against this objective.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide opportunities to enable residents and non-residents to be physically active through appropriate design and provision of public open space and children's play areas and accessible cycling and walking routes to local services/ facilities/ employment. The allocation and development of the site could potentially provide opportunities to improve cycling.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing needs of the population. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby. On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation and increase social inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term

	construction jobs and a larger workforce for local businesses.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site in Salisbury is unlikely to reduce rural isolation to any great extent as the housing will be located in Salisbury and will be meeting the needs of Salisbury primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>The site is in the catchment of Harnham Infant and Junior Schools. Both schools already have a considerable number of mobile classrooms to cope with existing demand and only have a small number of surplus places. The schools are co-located on one site which would not be large enough to permit any further expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), will be required for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered.</p> <p>Options are currently being considered for secondary education in Salisbury. All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>

Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 9

The provision of approximately 33 dwellings in this location will help to reduce poverty and deprivation in the local and wider community through provision of a range of house sizes and tenures and help to promote more inclusive and self-contained communities. Housing provision will also provide some short-term construction jobs and a larger workforce for local businesses.

This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby.

On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.

The site is in the catchment of Harnham Infant and Junior Schools. Both schools already have a considerable number of mobile classrooms to cope with existing demand and only have a small number of surplus places. The schools are co-located on one site which would not be large enough to permit any further expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required for any further development to proceed in this area. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings

that could be delivered.

In the light of the education constraints, development is likely to have moderate adverse effects against SA Objective 9.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could potentially provide opportunities to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The development of the site would provide housing in a location with a reasonable level of access to the local services and facilities in Salisbury city centre but not within walking distance. Development will inevitably lead to an increase in private car use and travel movements in this area.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 10

The development of the site would provide housing in a location with a reasonable level of access to the local services and facilities in Salisbury city centre but not within walking distance. Development will inevitably lead to an increase in private car use and travel movements in this area. Overall, development of this site is likely to have minor adverse effects against this objective.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

<p>1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?</p>	<p>This site is not in a city centre location. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of new dwellings on this site would increase the population of the area and therefore potentially assist in the support of viable local retail, leisure and/or employment opportunities in the city centre.</p> <p>However, development of this site would lead to the direct loss of <u>land designated that was last used for employment purposes, contrary to Core Policy 35 of the Wiltshire Core Strategy</u>. This <u>Accordingly, redevelopment of this site for housing</u> would eliminate employment land and <u>potential employment</u> opportunities in Salisbury which would be extremely detrimental and against Core Strategy Policies. <u>There are existing employment uses adjacent to the site, to the south and west, at Harnham Trading Estate and Harnham Business Park.</u></p>
<p>2. Support the rural economy?</p>	<p>The site would increase the number of homes in Salisbury and thereby increase the population of the area. This would potentially assist in the support of rural services and facilities. However, the loss of employment land may also lead to the loss of jobs for people living in rural areas around Salisbury.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 11</p> <p>The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.</p> <p>However, development of this site would lead to the direct loss of <u>land designated that was last used for employment purposes, contrary to Core Policy 35 of the Wiltshire Core Strategy</u>. This <u>Accordingly, redevelopment of this site for housing</u> would eliminate employment land <u>and potential employment opportunities</u> in Salisbury which would be detrimental and not in accordance with Core Strategy Policies. <u>There are existing employment uses adjacent to the site, to the south and west, at Harnham Trading Estate and Harnham Business Park.</u></p> <p>Overall, moderate adverse effects are considered likely against this objective.</p>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Protect and enhance the vitality and viability of existing employment areas?</p>	<p>Development of this site would lead to the direct loss of <u>land designated that was last used for employment purposes, contrary to Core Policy 35 of the Wiltshire Core Strategy</u>. This <u>Accordingly, redevelopment of this site for housing</u> would eliminate employment land and <u>potential employment</u> opportunities in Salisbury which would be extremely detrimental and against Core Strategy Policies. <u>There are existing employment uses adjacent to the site, to the south</u></p>

	<u>and west, at Harnham Trading Estate and Harnham Business Park.</u>
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would focus development in Salisbury, a Principal Settlement. However, development of this site would lead to the direct loss of employment land and jobs.
Assessment outcome (on balance) - - -	
SUMMARY OF SA OBJECTIVE 12	
Development of this site would lead to the direct loss of <u>land</u> designated <u>that was last used for</u> employment land <u>purposes, contrary to Core Policy 35 of the Wiltshire Core Strategy. Accordingly, redevelopment of this site for housing would eliminate employment land and potential employment opportunities in Salisbury.</u> Development of this site would significantly adversely affect the adjacent <u>trading estate and business park industrial estate - there are existing employment uses adjacent to the site, to the south and west, at Harnham Trading Estate and Harnham Business Park -</u> and therefore development of this site is considered to result in a major adverse effect against this objective.	

Site 3272 – Land at Rowbarrow, Odstock Road, Salisbury

Site context	
Site size: 6.6ha Site capacity: approximately 122 dwellings	
This site is adjacent to Rowbarrow and Odstock Rd. There is a thick tree boundary along northern boundary with a tree belt along southern boundary. A Public Right of Way runs through the southern part of the site. Views in and out of the site become greater south of the site.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some adverse effects regarding fragmentation of existing habitats, such as hedgerows on the site boundaries. Woodland belts on the boundaries of the site will need to be buffered from development. However, the site is considered large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.

<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.</p> <p>Hedgerows border the field. Hedgerows should be retained as much as possible and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF.</p> <p>Woodland belts on the southern and northern boundary of the site will need to be buffered from development. Parts of the site may comprise of calcareous grassland, this would be a major constraint to development - potentially making it inappropriate or requiring a significant offset.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>The development of the site for housing would be unlikely to lead to greater community engagement with biodiversity.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>There is a woodland belt to the north and south of site and hedgerow border around the northern and western boundaries of the site. Development of the site for housing would need to make suitable provision for buffers to protect all biodiversity features.</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multifunctional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.</p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/species?</p>	<p>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species. Hedgerows border all fields and should be retained wherever possible and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF. If the site is comprised of calcareous grassland, this would be a constraint to development potentially requiring a significant offset.</p>
<p>7. Consider the findings of the HRA in site selection and design?</p>	<p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.</p>
<p>8. Maintain the existing extent of ancient woodland sites?</p>	<p>The development of the site would not affect ancient woodland features. Protection should be given to any individual trees, woodland belts and hedgerows within the site and at site boundaries.</p>
<p>9. Require that disturbance impacts of proposed development are assessed</p>	<p>Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.</p>

as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 1</p> <p>Development of this greenfield site may have some adverse effects regarding fragmentation of existing habitats, such as hedgerows on the site boundaries. Woodland belts on the boundaries of the site will need to be buffered from development. Woodland belts provide linkages through / around Harnham and the wider countryside. However, the site is considered large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.</p> <p>If the site is comprised of calcareous grassland, this would be a constraint to development - potentially requiring a significant offset. Further ecological assessment of this site will be required. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.</p> <p>Overall, moderate adverse effects are considered likely against this objective due to the potential impacts on the River Avon SAC and mitigation is considered problematic.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is situated on the southern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre. Future residents will rely on the private vehicle to access some</p>

	of the city centre services which are not within walking or cycling distance. Development density would be fairly low due to the size of the site.
2. Maximise reuse of previously developed land where possible/appropriate?	The site is greenfield and does not appear to include any previously developed land. Maximising previously developed land would therefore be unlikely.
3. Encourage remediation of contaminated land?	The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, if evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures and it is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	No issues with soil quality are known at this site. In line with national and local planning policy, development of this site should seek to ensure that soil quality and structure are appropriately protected.
6. Protect the best and most versatile appropriate and available agricultural land?	This site is partially within Grade 1, 2 or 3a BMV agricultural land and therefore development of this site may lead to the loss of BMV agricultural land. Where possible, development on this site should be located so as to reduce the loss of BMV. Overall, given the size of the development a minor adverse effect is anticipated.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 2	
This is a greenfield site with little or no potential for making use of previously developed land. The site is situated on the southern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre.	

Evidence shows this site as partially within Grade 1, 2 or 3a BMV agricultural land and therefore development of this site may lead to the loss of BMV agricultural land. Where possible, development on this site should be located so as to reduce the loss of BMV.

There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.

Overall, this site is considered likely to have minor adverse effects against this objective.

SA objective 3. Use and manage water resources in a sustainable manner

Decision Aiding Questions. Will the development site...

<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water. There is capacity available from the local Water mains for development at this site.</p> <p>In regards to sewerage infrastructure to cope with demand there is no evidence to suggest that development of this site could not be supported. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the design and layout of any new development.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Where appropriate, the development of this site may need to make provision for on-site surface and foul water drainage which is considered possible on this site. There is no public SW system at this location therefore SW flows to land drainage system within the Salisbury STW catchment. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking</p>	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water</p>

water quality?	quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p>Residential development on this site will lead to an increase in demand for water in the area. There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. The site is not covered by a Source Protection Zone.</p> <p>Consideration should be given to the inclusion of Sustainable Drainage Systems onsite to control the risk of surface water flooding from impermeable surfaces.</p> <p>The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further.</p> <p>Overall, moderate adverse effects are considered likely against this objective due to the sites location within the Hampshire Avon catchment.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maintain and improve local air quality?	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. It is likely to significantly increase traffic on local roads, which may impact on local air quality. However, the site does not fall within an Air Quality Management Area (AQMA) designation in Salisbury.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist</p>

	in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<p>The site lies adjacent to the existing Rowbarrow developments constructed by Persimmon Homes and is already affected by noise and light pollution from the existing residential development and street lighting. Mitigation measures to limit impacts of noise, light, odour and other forms of pollution would need to be developed and implemented through significant survey work in accordance with local plan policy and advice from relevant bodies. A road traffic noise assessment will be required as well as an assessment of noise from adjacent depot and Park and Ride site.</p> <p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Generation of NO ₂ , SO ₂ and PM ₁₀ is most likely to arise from residents' private car usage as will be the case with any new residential development. The nearest bus stops are approx. 100m from the site on Rowbarrow, these could be accessed via the existing footpath; this may help limit the effects of additional traffic emanating from the site. Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ¹³³ ?	This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1km of the boundary. Development of the site for housing may have some limited adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality

¹³³ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

local biodiversity sites are avoided?	to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>This site is in reasonable proximity to the range of services and facilities in Salisbury city centre but vehicle usage is still likely to increase in the area.</p>
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 4</p> <p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. A road traffic noise assessment will be required as well as an assessment of noise from adjacent depot and Park and Ride site.</p> <p>This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1km of the boundary. Development of the site for housing may have some limited adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.</p> <p>Overall, development of this site for housing is likely to have minor adverse effects against this objective.</p>	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the

substances?	design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Minimise the likely impacts of future development on climate change through appropriate adaptation?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse effect in relation this SA objective.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.</p> <p>The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and</p>

	landscape.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events.</p> <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems (SuDS)?	<p>The site has the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form.</p> <p>However, groundwater monitoring should take place in line with the Council's groundwater strategy.</p>
4. Minimise the risk of flooding to people and property (new and existing development)?	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Due to the size of the site, a Flood Risk Assessment would be required.</p>
5. Protect and enhance the natural function of floodplains?	<p>In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.</p>
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5b	
<p>The site is located fully in flood zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk.</p> <p>It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. Due to the size of the site, a Flood Risk Assessment would be required.</p> <p>Overall minor adverse effects considered likely against this objective and mitigation is considered achievable.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	

<p>1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?</p>	<p>The site lies outside of any conservation areas and is not in close proximity to any listed buildings. A small section of the site in the southern corner is located within the boundary of Woodbury Ancient Villages Scheduled Monument. It is considered that there may be significant adverse impacts on this designation from new housing development.</p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p>This site has high archaeological potential. This is a site of a scheduled Iron Age settlement and Palaeolithic site (not scheduled but of International significance). Full assessment prior to any future planning application and scheduled monument consent would be required.</p> <p>Potential Historic Landscape Characterisation sensitivity is considered to be low. The site is described as modern fields created but altering post medieval fields – common / frequent landscape character.</p>
<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p>The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.</p>
<p>4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?</p>	<p>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design.</p> <p>The site lies outside of any conservation areas and is not in close proximity to any listed buildings.</p> <p>Development of the site has the potential to appropriately protect and enhance designated heritage assets according to their significance. Particular attention would need to be given to mitigating any impacts on Woodbury Ancient Villages Scheduled Monument.</p>
<p>5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?</p>	<p>Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the HE 'at risk' register within proximity of this site.</p>
<p>6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international</p>	<p>The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.</p>

obligations?	
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 6</p> <p>The site lies outside of any conservation areas and is not in close proximity to any listed buildings. However the southern part of the site is located within the boundary of Woodbury Ancient Villages Scheduled Monument. It is considered that there may be significant adverse impacts on this designation from new housing development. This site has high archaeological potential. Part of the site is the site of a scheduled Iron Age settlement and palaeolithic site of international significance. Full assessment and scheduled monument consent would be required</p> <p>A detailed, site specific Heritage Impact Assessment would need to be undertaken to support any future development at this site, including a detailed analysis of any adverse effects that development may have on nearby heritage assets and how these could be mitigated.</p> <p>Overall, it is considered that there are moderate adverse effects likely against this objective.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the	The site is located within a Special Landscape Area (saved SDLP policy C6). The site is located in a rural fringe setting. This

<p>countryside?</p>	<p>is a sloping site partly within Woodbury Ancient Villages Scheduled Monument.</p> <p>The Landscape Character of this site falls within the Wooded Downland (2F Fovant Down Wooded Downland) typology, according to the Wiltshire Landscape Character Assessment¹³⁴.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing could offer the potential to deliver Green Infrastructure. A GI buffer would be required to screen the site from the SAM and TPO woodland.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs¹³⁵?</p>	<p>The site is not located within or adjacent to any specific landscape designations, including AONB. a Special Landscape Area (saved SDLP policy C6) is located within approx. 450m to the south-east of the site.</p>
<p>5. Protect rights of way, open space and common land?</p>	<p>PRoW BRIT8 runs to the south of the site from which there are open views of the site and it is used by dog walkers frequently. Assuming this right of way remains open during construction and operation, no adverse effects are likely. There is no designated open space or common land within the site.</p>

¹³⁴ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

¹³⁵ Cotswold AONB, Cranbourne Chase and West Wiltshire AONB, North Wessex Downs AONB

6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 7</p> <p>The site is located in a rural fringe setting. There is a PRow located on the southern boundary of the site and development of this site would have likely adverse effects on views from the PRow. The site is located within a Special Landscape Area (saved SDLP policy C6). <u>The site is not located within or adjacent to any specific landscape designations, including AONB. A Special Landscape Area (saved SDLP policy C6) is located within approx. 450m to the south-east of the site.</u></p> <p>Overall, minor adverse effects are considered likely against this objective.</p>	
<p>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of this site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site will have benefits in terms of providing a wide range of house types, sizes and tenures to meet the housing needs of a wide cross-section of the community.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would increase housing supply to help meet local and HMA housing needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. Salisbury, designated as a Principal Settlement in the Core Strategy, has the ability to support sustainable patterns of growth through its level of facilities, services and employment opportunities.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Salisbury. <u>It is understood that</u>

Neighbourhood Plans?	<u>work on a Salisbury neighbourhood plan has commenced by the city council but is not at an advanced stage.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
Assessment outcome (on balance) + +	
SUMMARY OF SA OBJECTIVE 8	
Delivery of this site for approx.122 dwellings would contribute towards Wiltshire's and Salisbury's housing supply. A development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units. allocation of this site would largely meet the aim of SA Objective 8 and moderate benefits are considered likely against this objective.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide opportunities to enable residents and non-residents to be physically active through appropriate design and provision of public open space and children's play areas and accessible cycling and walking routes to local services/ facilities/ employment. The allocation and development of the site could potentially provide opportunities to improve cycling.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing needs of the population. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby. On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.

5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation and increase social inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site in Salisbury is unlikely to reduce rural isolation to any great extent as the housing will be located in Salisbury and will be meeting the needs of Salisbury primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>The site is within the Longford Primary catchment. The school only has 3 classes and is on a very small site. The school could not be expanded to cater for the potential increase that would be generated by this site. The next nearest schools are the Harnham Schools which are also not capable of expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found.</p> <p>All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>

Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 9

The provision of approx. 122 dwellings in this location will help to reduce poverty and deprivation in the local and wider community through provision of a range of house sizes and tenures and help to promote more inclusive and self-contained communities. Housing provision will also provide short-term construction jobs and provide a larger workforce for local businesses.

This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby.

On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.

The site is within the Longford Primary catchment. The school only has 3 classes and is on a very small site. The school could not be expanded to cater for the potential increase that would be generated by this site. The next nearest schools are the Harnham Schools which are also not capable of expansion. A site for a new

primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found.

In the light of the education constraints, development is likely to have moderate adverse effects against SA Objective 9.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could potentially provide opportunities to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The development of the site would provide housing in a location with a reasonable level of access to the local services and facilities in Salisbury city centre but not within walking distance. There is a frequent bus route within 100m of the site and the Park & Ride is in close proximity. Inevitably, however, development will lead to an increase in private car journeys and travel movements in this area.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 10

The site is located to the South of Salisbury, 1.7km from the city centre. The development of the site would provide housing in a location with a reasonable level of access to the local services and facilities in Salisbury.

A PRoW runs along a section to the south of the site. Assuming this remains open during construction and operation, or redirected if required, no adverse effects are likely.

There is a frequent bus route within 100m of the site and the Park & Ride is in close proximity. Inevitably, however, development will lead to an increase in private car journeys and travel movements in this area.

Overall, this site is considered as having a minor adverse effect against this objective.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	This site is not in a city centre location. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of new dwellings on this site would increase the population of the area and therefore potentially assist in the support of viable local retail, leisure and/or employment opportunities in the city centre.
2. Support the rural economy?	The site would increase the number of homes in Salisbury and thereby increase the population of the area. This would potentially assist in the support of rural services and facilities.

Assessment outcome (on balance) +

SUMMARY OF SA OBJECTIVE 11

Development of the site would not lead to the loss of designated employment land.

Development would increase the local population and could contribute to the local economy through use of local shops and services. Development of this site will create construction jobs in the short-term and provide an increased workforce for local businesses in the medium-long term.

Overall, minor benefits are considered likely against this objective.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for housing would have the potential to support the vitality and viability of existing employment areas. Development of the site would not lead to the loss of designated employment land.
2. Provide a focus for development in	In accordance with local plan policy, the development of the site for housing would focus development in Salisbury, a

Salisbury and Trowbridge?	Principal Settlement. Development would support local businesses and provide an increased workforce for local businesses.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 12	
<p>Development of the site would not lead to the loss of designated employment land. Although the site allocation would be for housing, this in itself would generate direct and indirect construction employment, and help stimulate the local economy once built. It has the potential to support the vitality and viability of existing employment areas.</p> <p>Overall, minor benefits likely against this objective due to the size of the site and number of new dwellings expected.</p>	

Site 3421 – Land adjacent A354, Harnham, Salisbury

Site context	
Site size: 21.9ha Site capacity: approximately 330 dwellings	
This site is situated to the south of Harnham, adjacent to the A354 in the west. In arable use. Hedgerow boundary surrounds the whole of the site except eastern boundary. Site is sloping and views out from site are picturesque.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site could have adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary and the protected tree belt along the northern boundary of the site. Woodland belts provide linkages through / around Harnham and the wider countryside. .
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	Hedgerows border the field. Hedgerows should be retained as much as possible and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF. Woodland belts, the subject of a group TPO along the northern boundary of the site will need to be buffered from development as these provide linkages through/around Harnham and the wider countryside. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.
3. Result in greater community engagement with biodiversity?	Development of the site for housing would be unlikely to result in greater community engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There is a woodland belt to north of site and hedgerow border around the southern and western boundaries of the site. Development of the site for housing would need to make suitable provision for buffers to protect all biodiversity features.

5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species. Hedgerows border all fields and should be retained wherever possible and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF. Some buffering of adjacent woodland will be necessary, but relatively minor in the context of the site.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. Protection should be given to any individual trees, woodland belts and hedgerows within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 1	
Development of this greenfield site could have adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary and the protected tree belt along the northern boundary of the site. The woodland belts will need to be buffered from development as these provide linkages through/around Harnham	

and the wider countryside. Further ecological assessment of this site will be required.

The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.

Overall, moderate adverse effects are considered likely against this objective due to the potential impacts on the River Avon SAC and mitigation is considered problematic.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p> <p>The site is situated on the southern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre. Future residents will rely on the private vehicle to access some of the city centre services which are not within walking or cycling distance. Development density would be fairly low due to the size of the site and also due to the fact that there would need to be a certain degree of landscape mitigation due to the site's fairly prominent location and views in/out of site.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The site is greenfield and does not appear to include any previously developed land. Maximising previously developed land would therefore be unlikely.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, if evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures and it is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
<p>5. Protect and enhance soil quality?</p>	<p>No issues with soil quality are known at this site. In line with national and local planning policy, development of this site should seek to ensure that soil quality and structure are appropriately protected.</p>

6. Protect the best and most versatile appropriate and available agricultural land?	This site is partially within Grade 1, 2 or 3a BMV agricultural land and therefore development of this site may lead to the loss of BMV agricultural land. Where possible, development on this site should be located so as to reduce the loss of BMV.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p>This is a greenfield site with little or no potential for making use of previously developed land. The site is situated on the southern edge of Salisbury. As the site is on the edge of the settlement it is not considered to be within a reasonable walking/cycling distance to the city centre.</p> <p>Evidence shows this site as partially within Grade 1, 2 or 3a BMV agricultural land and therefore development of this site may lead to the loss of BMV agricultural land. Where possible, development on this site should be located so as to reduce the loss of BMV.</p> <p>There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p> <p>Overall, this site is considered likely to have moderate adverse effects against this objective and mitigation would be problematic.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water. For the former water mains which cross the site, statutory easement applies. Local connection is available. The sewer supply is long off site connecting sewer/rising main to Odstock Road.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. Where the pressure exerted by new housing

	development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures/technologies and no adverse effects are foreseen. The sewer supply is long off site connecting sewer/rising main to Odstock Road.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of this site may need to make provision for on-site surface and foul water drainage which is considered possible on this site. There is no public SW system at this location therefore SW flows to land drainage system within the Salisbury STW catchment. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. Reference should be made to Wiltshire Council's Ground Water Strategy and relevant CIRIA guidance.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction.

Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 3

Residential development on this site will lead to an increase in demand for water in the area. There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. The site is not covered by a Source Protection Zone.

The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels.

<p>Consideration should be given to the inclusion of Sustainable Drainage Systems onsite to control the risk of surface water flooding from impermeable surfaces.</p> <p>Overall, moderate adverse effects are considered likely against this objective due to the site's location within the Hampshire Avon catchment.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. It is likely to significantly increase traffic on local roads, which may impact on local air quality. However, the site does not fall within an Air Quality Management Area (AQMA) designation in Salisbury.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Along the northern boundary of the site lies existing residential development, therefore the site is already affected by noise and light pollution from other residential dwellings and street lighting. Mitigation measures to limit impacts of noise, light, odour and other forms of pollution would need to be developed and implemented through significant survey work in accordance with local plan policy and advice from relevant bodies. A road traffic noise assessment will be required.</p> <p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Generation of NO₂, SO₂ and PM₁₀ is most likely to arise from residents' private car usage as will be the case with any new residential development. The nearest bus stops are located approx. 100m from the site on Coombe Road (A354). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>4. Seek to reduce development in or</p>	<p>This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within</p>

near to AQMAS ¹³⁶ ?	approx. 1.2km of the boundary. Development of the site for housing may have some adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. This site is in reasonable proximity to the range of services and facilities in Salisbury city centre but vehicle usage is still likely to increase in the area.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 4	
Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local	

¹³⁶ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

plan policy and advice from relevant bodies.

This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1.2km of the boundary. Development of the site for housing may have some adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.

Overall, development of this site is considered likely to have minor adverse effects against this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon

energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse effect in relation this SA objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.</p> <p>The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events.</p> <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems (SuDS)?</p>	<p>Underlying chalk may be susceptible to seasonal groundwater levels. Monitoring will be required to determine a suitable storm water disposal system which may have an impact on the size and area of development. Site is on the edge of a development area therefore foul drainage systems in the area will be small bore and need capacity improvement.</p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Due to the size of the site a Flood Risk Assessment would be required.</p>
<p>5. Protect and enhance the natural function of floodplains?</p>	<p>In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.</p>

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5b

The site is located in Flood Zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk. Due to the size of the site a Flood Risk Assessment would be required.

It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. However, underlying chalk may be susceptible to seasonal groundwater levels. Monitoring will be required to determine a suitable storm water disposal system which may have an impact on the size and area of development.

Overall minor adverse effects are considered likely against this objective and mitigation is considered achievable.

SA objective 6. Protect, maintain and enhance the historic environment

Decision Aiding Questions. Will the development site...

1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is not situated within or in proximity to any conservation area and is not in close proximity to any listed buildings. However, the site is located adjacent to Woodbury Ancient Villages Scheduled Monument. It is considered that there may be some adverse impacts on this designation from new housing development.
2. Ensure appropriate archaeological assessment prior to development?	The site is considered to have medium to high archaeological potential. The eastern part of the site lies adjacent to the boundary of a scheduled monument. Full assessment prior to any future planning application and scheduled monument consent may be required. Potential Historic Landscape Characterisation sensitivity is considered to be low. The site is described as modern fields enclosed from downland – a common / frequent landscape character.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. Development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance – particular attention would

design, taking into account the management objectives of Conservation Areas?	<p>need to be given to mitigating any impacts on Woodbury Ancient Villages Scheduled Monument.</p> <p>The site is not situated within or in proximity to any conservation area and is not in close proximity to any listed buildings.</p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the HE 'at risk' register within proximity of this site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 6</p> <p>The site is not situated within or in proximity to a Conservation Area and is not in close proximity to any listed buildings. However, the site is located adjacent to Woodbury Ancient Villages Scheduled Monument. It is considered that there may be some adverse impacts on this designation from new housing development.</p> <p>The site is considered to have medium to high archaeological potential. The eastern part of the site lies adjacent to the boundary of a scheduled monument. Full assessment and scheduled monument consent may be required.</p> <p>A detailed Heritage Impact Assessment would need to be undertaken to support any future development at this site, including a detailed analysis of any adverse effects that development may have on nearby heritage assets and how these could be mitigated.</p> <p>Overall it is considered that there are likely to be moderate adverse effects against this objective due to the proximity of the scheduled monument and the medium to high archaeological potential of this site.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the	The site is located within approx. 350m of a Special Landscape Area (saved SDLP policy C6) located to the south of this site. The site is located in a rural fringe setting with high intervisibility.

<p>countryside?</p>	<p>This is a large sloping site on the Avon valley path, TPO woodland and the eastern part of the site is close to Woodbury Villages Scheduled Ancient Monument.</p> <p>The Landscape Character of this site falls within the Wooded Downland (2F Fovant Down Wooded Downland) typology, according to the Wiltshire Landscape Character Assessment¹³⁷.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure (GI). There would be a requirement for a GI buffer to mature trees and hedgerows within and adjacent to the site. A GI buffer could also be provided to limit the impact on views from the SAM to the east.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs¹³⁸?</p>	<p>The site is not located within or adjacent to any specific landscape designations including AONB. There is a Special Landscape Area (saved SDLP policy C6) within approx. 350m to the south of this site.</p>
<p>5. Protect rights of way, open space and common land?</p>	<p>Restricted byways SALS99 and BRIT17 run along the southern boundary of the site and PROW BRIT9 runs through the centre of the site. Assuming these rights of way remain open during construction and operation, no adverse effects are likely on the accessibility of the PROW. Adverse effects on the views from the PROW (sensitive visual receptor) are considered</p>

¹³⁷ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

¹³⁸ Cotswold AONB, Cranbourne Chase and West Wiltshire AONB, North Wessex Downs AONB

	likely, however, these could be somewhat mitigated through the use of GI buffers.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 7	
<p>The site has high intervisibility and is situated to the west of the Woodbury Ancient Villages Scheduled Monument. The site is not located within or adjacent to any specific landscape designations, including AONB. There is a Special Landscape Area (saved SDLP policy C6) within approx. 350m to the south of the site.</p> <p>Restricted byways SALS99 and BRIT17 run along the southern boundary of the site and PROW BRIT9 runs through the centre of the site. Assuming these rights of way remain open during construction and operation, no adverse effects are likely on the accessibility of the PROW. Adverse effects on the views from the PROW (sensitive visual receptor) are considered likely however these could be somewhat mitigated through the use of GI buffers.</p> <p>Overall, minor adverse effects are considered likely against this objective.</p>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help significantly boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of this site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site will have significant benefits in terms of providing a wide range of house types, sizes and tenures to meet the housing needs of a wide cross-section of the community.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to help meet local and HMA housing needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. Salisbury, designated as a Principal Settlement in the Core Strategy, has the ability to support sustainable patterns of growth through its level of facilities,

	services and employment opportunities.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Salisbury. <u>It is understood that work on a Salisbury neighbourhood plan has commenced by the city council but is not at an advanced stage.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
Assessment outcome (on balance) + + +	
SUMMARY OF SA OBJECTIVE 8	
Delivery of this site for approximately 330 dwellings would contribute towards Wiltshire's housing supply. A development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. Overall allocation of this site would meet the aim of SA Objective 8 and major benefits are considered likely against this objective.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide opportunities to enable residents and non-residents to be physically active through appropriate design and provision of public open space and children's play areas and accessible cycling and walking routes to local services/ facilities/ employment. The allocation and development of the site could potentially provide opportunities to improve cycling.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing needs of the population. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.

<p>4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?</p>	<p>This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby.</p> <p>On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.</p>
<p>5. Maximise opportunities within the most deprived areas?</p>	<p>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation and increase social inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>Development of this site in Salisbury is unlikely to reduce rural isolation to any great extent as the housing will be located in Salisbury and will be meeting the needs of Salisbury primarily.</p>
<p>7. Support the development of community campuses?</p>	<p>In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.</p>
<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?</p>	<p>The site is within the Harnham Primary catchment. Harnham Infants and Juniors are full and unlikely to be able to expand. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered. In the light of the education constraints, development is likely to have moderate adverse effects against SA Objective 9.</p> <p>Options are currently being considered for secondary education in Salisbury. All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 9</p> <p>The provision of approx. 330 dwellings in this location will help to reduce poverty and deprivation in the local and wider community through provision of a range of house sizes and tenures and help to promote more inclusive and self-contained communities. Housing provision will provide short-term construction jobs and also provide a larger workforce for local businesses.</p>	

This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby.

On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.

The site is within the Harnham Primary catchment. Harnham Infants and Juniors are full and unlikely to be able to expand. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered.

In the light of the education constraints, development is likely to have moderate adverse effects against SA Objective 9.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could potentially provide opportunities to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is not considered to be within walking distance of the city centre but there are public transport options available locally. A development of this size will inevitably increase private car use and travel movements in the area. Development of this site must be accompanied by improvements in walking/cycling/public transport infrastructure and highways infrastructure to allow additional travel movements to be mitigated.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 10

The site is located to the South of Salisbury, 1.7km from the city centre. The site is not considered to be within walking distance of the city centre but there are public transport options available locally. Inevitably, however, development will lead to an increase in private car journeys and travel movements in this area.

PRoWs run through the middle and along the southern boundary of the site. Assuming these remain open during construction and operation, or redirected if required, no adverse effects are likely.

For a development of this size, access and highways infrastructure will be required, as well as a detailed transport impact assessment to understand impacts on the local and strategic road network and how these will be mitigated.

Overall, this site is considered as having a minor adverse effect against this objective.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	This site is not in a city centre location. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of a significant number of new dwellings on this site would increase the population of the area and therefore potentially assist in the support of viable local retail, leisure and/or employment opportunities in the city centre.
2. Support the rural economy?	The site would significantly boost the number of homes in Salisbury and thereby increase the population of the area. This would potentially assist in the support of rural services and facilities.

Assessment outcome (on balance) + + +

SUMMARY OF SA OBJECTIVE 11

Development of the site would not lead to the loss of designated employment land.

Development would increase the local population and could contribute to the local economy through use of local shops and services. Development of this site will create construction jobs in the short-term and provide an increased workforce for local businesses in the medium-long term.

Overall, major benefits are likely against this objective.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for housing would have the potential to support the vitality and viability of existing employment areas. Development of the site would not lead to the loss of designated employment land.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would focus development in Salisbury, a Principal Settlement. Development would support local businesses and provide an increased workforce for local businesses.
Assessment outcome (on balance) + +	
SUMMARY OF SA OBJECTIVE 12	
<p>Development of the site would not lead to the loss of designated employment land. Although the site allocation would be for housing, this in itself would generate direct and indirect construction employment, and help stimulate the local economy once built. It has the potential to support the vitality and viability of existing employment areas.</p> <p>Overall, moderate benefits are considered likely against this objective.</p>	

Site 3435 – Land off Britford Lane, Harnham

Site context

Site size: 4.04ha Site capacity: approximately 87 dwellings

The site is located to the immediate south-east of Salisbury city centre and is part of East Harnham; the site is comprised of approximately 4ha of land in agricultural use - currently used mostly for grazing - and contained entirely within the Salisbury City Conservation Area.

The southern boundary of the site is formed by Britford Lane, off of which are the residential areas of St Clair Road, Burford Avenue and Burford Road. There is a mature hedgerow in places, and some mature trees along the southern boundary. The eastern boundary is formed by a fence and track separating it from the adjacent playing fields. Mature trees and naturalised planting form a strip of land at the western edge of the site. Beyond this is the dual carriageway - New Bridge Road.

To the north of the site is the River Avon. There is a belt of mixed deciduous woodland running north-south through the middle of the site.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?

Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows and trees on the site boundaries. The woodland belt running through the middle of the site will be a significant constraint, while wider areas could support priority grassland habitat types and protected species.

There are no designated or non-designated biodiversity features within the site itself. However, ecological Phase 1 survey and any necessary phase 2 species surveys to be submitted with any application together with scheme for mitigation and enhancement in accordance with Core Strategy policy CP50.

2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating

The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. An appropriate assessment (including further HRA consideration) would be required if the site is taken forward into any subsequent stage of the selection process.

The site is very close to the River Avon SSSI / SAC, and buffers / green space may be needed to mitigate impacts. Potential for increased recreational pressure on the river environment during occupation of any future development.

biodiversity features within new development resulting in a net gain?	
3. Result in greater community engagement with biodiversity?	<u>It is unlikely that development of this site would lead to greater community engagement with biodiversity.</u>
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	<u>A sufficient buffer to the area of flood zone 2, associated with the River Avon in the north of the site should be provided. Also, a sufficient buffer to the woodland belt running through the middle of the site should be provided.</u>
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	<u>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering some multi-functional Green Infrastructure.</u>
6. Ensure all new developments have regard to and protect BAP habitats/ species?	<u>The woodland belt running through the middle of the site should be protected and enhanced, while wider areas could support priority grassland habitat types and protected species.</u>
7. Consider the findings of the HRA in site selection and design?	<u>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. An appropriate assessment (including further HRA consideration) would be required if the site is taken forward into any subsequent stage of the selection process.</u>
8. Maintain the existing extent of ancient woodland sites?	<u>The development of the site would not affect ancient woodland features. Protection should be given to any individual trees, woodland belts and hedgerows within the site and at site boundaries.</u>
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	<u>Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.</u>
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	<u>Not applicable – the site does not fall within one of the Council's current guidance areas.</u>

<p>11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?</p>	<p><u>The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</u></p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 1</p> <p><u>There are no designated or non-designated biodiversity features within the site itself. The site is situated close to the River Avon SSSI / SAC, and a sufficient buffer zone would need to be provided to the area of flood zone 2 in the north of the site. buffers / green space may be needed to mitigate impacts. The woodland belt running through the middle of the site should be protected and enhanced, while wider areas could support priority grassland habitat types and protected species.</u></p> <p><u>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.</u></p> <p><u>Overall, moderate adverse effects are considered likely against this objective due to the potential impacts on the River Avon SAC and mitigation is likely to be problematic.</u></p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p><u>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</u></p> <p><u>The site is located within walking/cycling distance of Salisbury city centre and a range of local services and facilities. There are good public transport services within walking distance of the site.</u></p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p><u>The site is greenfield and does not appear to include any previously developed land. Maximising previously developed land would therefore be unlikely.</u></p>
<p>3. Encourage remediation of contaminated land?</p>	<p><u>The site is located on greenfield land. No evidence of any specific contamination issues. However, an assessment would be required as part of any future planning application on the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses.</u></p>

4. Ensure the design and layout of new development supports sustainable waste management?	<u>It is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</u>
5. Protect and enhance soil quality?	<u>No issues with soil quality are known at this site. In line with national and local planning policy, development of this site should seek to ensure that soil quality and structure are appropriately protected.</u>
6. Protect the best and most versatile appropriate and available agricultural land?	<u>A small part of this site is within Grade 1, 2 or 3a BMV agricultural land and therefore development may lead to the loss of BMV agricultural land. Where possible, development should be located so as to reduce the loss of BMV. Given the likely scale of development, however, significant adverse effects regarding loss of BMV land are not anticipated.</u>
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<u>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</u>
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p><u>This is a greenfield site with little or no potential for making use of previously developed land. The site is located within walking/cycling distance of Salisbury city centre and a range of local services and facilities. There are good public transport services within walking distance of the site.</u></p> <p><u>No evidence of any specific contamination issues. A small part of this site is within Grade 1, 2 or 3a BMV agricultural land. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</u></p> <p><u>Overall, this site is considered likely to have minor adverse effects against this objective.</u></p>	

SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<u>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water.</u>
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<u>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</u>
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	<u>It is considered that it would be possible for any new development on this site to incorporate water saving measures/technologies and no adverse effects are foreseen.</u>
4. Consider the need for adequate provision of surface water and foul drainage?	<u>The development of this site will need to make provision for on-site surface and foul water drainage which is considered possible on this site. There is limited capacity in the local water mains and network reinforcement would be required.</u> <u>Surface water flooding affects part of this site. Any discharge into the local watercourses must be at a controlled rate. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.</u>
5. Protect, and where possible, improve surface, ground and drinking water quality?	<u>This is a groundwater area. In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</u>
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet	<u>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.</u> <u>Significant moderate adverse effects considered likely against this objective for this site and all sites being assessed in Salisbury.</u>

and Lambourn Floodplain SAC?	
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p><u>Residential development on this site will lead to an increase in demand for water in the area. There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. The site is not covered by a Source Protection Zone.</u></p> <p><u>The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further.</u></p> <p><u>There is limited capacity in the local water mains and network reinforcement would be required. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels.</u></p> <p><u>Consideration should be given to the inclusion of Sustainable Drainage Systems onsite to control the risk of surface water flooding from impermeable surfaces.</u></p> <p><u>There are significant issues of concern with this site against this objective due to its location in the catchment of the Hampshire Avon. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.</u></p> <p><u>Overall, moderate adverse effects are considered likely against this objective.</u></p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p><u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u></p> <p><u>This site is within approx. 170m of the Salisbury city centre AQMA and development is likely to adversely affect the designation. Development is likely to increase local commuter traffic, which may impact on local air quality and on the AQMA, given its proximity. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share</u></p>

	<u>Wiltshire as well as the ability to charge electric cars at home.</u>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<u>Mitigation measures to limit impacts of noise, light, odour and other forms of pollution would need to be developed and implemented through significant survey work in accordance with local plan policy and advice from relevant bodies. Assessments of road traffic noise impacts and impacts from adjacent playing fields may be required.</u>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	<u>Generation of NO₂, SO₂ and PM₁₀ is most likely to arise from residents' private car usage as will be the case with any new residential development. Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u> <u>This site is in fairly close proximity to the city centre which will allow residents to walk and cycle to local services and facilities and there are public transport routes within walking distance of this site.</u>
4. Seek to reduce development in or near to AQMA ¹³⁹ ?	<u>This site is situated within approx. 170m of the Air Quality Management Area (AQMA) in Salisbury city centre. Development of the site for housing may have some adverse impacts on this designation.</u>
5. Ensure that air quality impacts on local biodiversity sites are avoided?	<u>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need	<u>This site is in reasonable proximity to the range of services and facilities in Salisbury city centre but vehicle usage is still likely to increase in the area.</u>

¹³⁹ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

to travel by private car?	
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	<u>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 4</p> <p><u>This site is in fairly close proximity to the city centre which will allow residents to walk and cycle to local services and facilities and there are public transport routes within walking distance of this site. However, vehicle usage is still likely to increase in the area.</u></p> <p><u>This site is situated within approx. 170m of the Air Quality Management Area (AQMA) in Salisbury city centre. Development of the site for housing may have some adverse impacts on this designation. Generation of NO₂, SO₂ and PM₁₀ is most likely to arise from residents' private car usage as will be the case with any new residential development. Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u></p> <p><u>Overall, given the relatively small number of dwellings envisaged, development of this site is likely to have minor adverse effects against this objective.</u></p>	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	<u>Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.</u>
2. Promote the development of renewable and low carbon sources of energy?	<u>Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal.</u>
3. Promote energy efficiency in buildings and new development?	<u>Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.</u>

4. Minimise contributions to climate change through sustainable building practices?	<u>Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.</u>
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5a	
<u>The effect of the development of this site will be to increase greenhouse gas emissions overall. Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy.</u>	
<u>On balance this site is considered to have minor adverse impacts in relation to this objective.</u>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p><u>Part of this site lies within Flood Zone 2 and is approx. 90m from the River Avon. A sufficient buffer zone will need to be incorporated into any development in the northern part of this site to ensure against risk of fluvial flooding and this will significantly reduce the capacity of the site. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. Further detailed modelling work (SFRA Level 2) may be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources.</u></p> <p><u>Surface water flooding affecting part of site. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</u></p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p><u>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</u></p> <p><u>The northern boundary of this site is within approx. 90m of the River Avon and within Flood Zone 2. The southern boundary of the site is within 250m of the river. The proximity of this site to the river may make future residents vulnerable to rising river levels due to climate change impacts.</u></p>
3. Promote provision of surface water	<u>This site is within a groundwater area. Surface water systems must be sealed as per sewers. Soakaways/infiltration</u>

attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems (SuDS)?	<u>will not work. Any discharge into the local watercourses must be at a controlled rate. Surface water flooding affecting part of site. Further assessment would be required to determine whether SuDS could be effective in this location.</u>
4. Minimise the risk of flooding to people and property (new and existing development)?	<u>Surface water flooding affecting part of site. Part of this site lies within Flood Zone 2 and is approx. 90m from the River Avon. A sufficient buffer zone will need to be incorporated into any development in the northern part of this site to ensure against risk of fluvial flooding and this will significantly reduce the capacity of the site. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. Further detailed modelling work (SFRA Level 2) may be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources.</u>
5. Protect and enhance the natural function of floodplains?	<u>Development of this site could affect the areal extent and function of the floodplain, given its location partly within the floodplain, although part of the site is within Flood Zone 1.</u>
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 5b</p> <p><u>Part of this site lies within Flood Zone 2 and is approx. 90m from the River Avon. Surface water flooding affects part of the site. A sufficient buffer zone will need to be incorporated into any development in the northern part of this site to ensure against risk of fluvial flooding and this will significantly reduce the capacity of the site. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. Further detailed modelling work (SFRA Level 2) may be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources.</u></p> <p><u>This site is within a groundwater area. Surface water systems must be sealed as per sewers. Soakaways/infiltration will not work. Further assessment would be required to determine whether SuDS could be effective in this location.</u></p> <p><u>Overall, given the proximity of the river Avon, part of the site within Flood Zone 2 and known surface water flooding issues on part of the site, moderate adverse effects are considered likely against this objective.</u></p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled	<u>The site is located within the City of Salisbury Conservation Area and within the setting of the Grade I listed cathedral. A development of this size will cause harm to character and appearance of the Conservation Area, as well as the significance and setting of the designated heritage asset (conservation area) and setting of the cathedral. The site is included within the conservation area primarily for its contribution to the landscape setting of the city and the</u>

Monuments and Historic Parks & Gardens?	<u>cathedral. It does not contain historic water meadows, however it is adjacent to the fields forming the riverbank and is read as an associated part of that landscape.</u>
2. Ensure appropriate archaeological assessment prior to development?	<u>The site has a medium archaeological potential. Post medieval meadows. An evaluation will be required.</u> <u>In terms of historic landscape sensitivity, the site has a medium sensitivity score. It is described as post medieval meadows. They are a good surviving example of an uncommon landscape.</u>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	<u>The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.</u>
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<u>The site is part of a green corridor that is close to the city centre and cathedral grounds, which contains critical elements in defining both the historic settlement and its intrinsic setting. The site forms an important part of the setting of the cathedral, the grounds of which lie within approx. 300m of the site. Given the sensitivity of this location, development would need to be of high architectural quality in order to maintain and enhance the setting and conservation area.</u>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	<u>Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the HE 'at risk' register within this site.</u>
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	<u>The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.</u>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 6	
<u>The site is located within the City of Salisbury Conservation Area and within the setting of the cathedral. A development of this size will cause harm to the designated heritage asset (conservation area) as well as the significance and setting of the cathedral. The site is part of a green corridor that is close to the city centre and cathedral grounds, which contains critical elements in defining both the historic settlement and its intrinsic setting. The site forms an</u>	

<u>important part of the setting of the cathedral, the grounds of which lie within approx. 300m of the site.</u>	
<u>The site has a medium archaeological potential and medium historic landscape sensitivity. A Heritage Impact Assessment would need to be undertaken to support any future development at this site, including a detailed analysis of any adverse effects that development may have on the conservation area and setting of the nearby cathedral.</u>	
<u>Overall, it is considered that there are likely to be moderate adverse effects against this objective.</u>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<u>The site is located within a Special Landscape Area (saved SDLP policy C6). Rural fringe setting. This is a valued landscape with a strong and well defined landscape character, which plays an important role within the setting of Salisbury cathedral and watermeadows within the River Avon valley.</u> <u>The Landscape Character of this site falls within the Chalk River Valley (5B Lower Avon Chalk River Valley) typology, according to the Wiltshire Landscape Character Assessment¹⁴⁰.</u>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	<u>In accordance with local plan policy and guidance, the development of the site for housing could offer the potential to deliver Green Infrastructure. There would be a requirement for a significant GI buffer to the floodplain as well as a buffer to the belt of trees with TPOs running through the site. This is likely to significantly reduce the capacity of the site.</u>
3. Lead to a net improvement in the	<u>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential</u>

¹⁴⁰ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

quality and quantity of access to urban greenspace and the wider countryside for recreation?	<u>to deliver additional access to and availability of urban greenspaces.</u>
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁴¹ ?	<u>The site does not fall within the boundary or near to any statutory landscape designations, although it is located within a Special Landscape Area (saved SDLP policy C6).</u>
5. Protect rights of way, open space and common land?	<u>There is no designated open space or common land within the site. There are no PROWs within the site itself. There are public footpaths adjacent to the site, along Britford Lane and New Bridge Rd, which are unlikely to be significantly affected by development of this site.</u>
6. Protect the Western Wiltshire Green Belt from inappropriate development?	<u>The development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.</u>
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 7</p> <p><u>This site is visually sensitive. It forms part of the River Avon watermeadows, described as post medieval meadows which are a good surviving example of an uncommon landscape. The site is within the conservation area and within the setting of Salisbury cathedral. The site is also located within a Special Landscape Area (saved SDLP policy C6) - a valued landscape with a strong and well defined landscape character.</u></p>	

¹⁴¹ Cotswold AONB, Cranbourne Chase and West Wiltshire AONB, North Wessex Downs AONB

<u>Overall, given the visually sensitive location of the site, moderate adverse effects are considered likely against this objective.</u>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	<u>The development of the site for housing would help the local supply of affordable houses in accordance with national policy and local plan policy requirements.</u>
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	<u>In accordance with local plan policy and national standards, the development of this site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site will have benefits in terms of providing a range of house types, sizes and tenures to meet the housing needs of a wide cross-section of the community.</u>
3. Ensure adequate provision of land to meet housing needs?	<u>In accordance with national policy/local plan policy, the allocation of the site would increase housing supply to help meet local and HMA housing needs.</u>
4. Have regard to the settlement hierarchy?	<u>In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. Salisbury, designated as a Principal Settlement in the Core Strategy, has the ability to support sustainable patterns of growth through its level of facilities, services and employment opportunities.</u>
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	<u>In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment, helping to increase the local workforce which local businesses rely upon.</u>
6. Consider the emerging Neighbourhood Plans?	<u>It is understood that work on a Salisbury neighbourhood plan has commenced by the city council but is not at an advanced stage.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	<u>In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.</u>
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 8	

<p><u>Delivery of this site for approximately 87 dwellings would contribute towards Wiltshire’s and Salisbury’s housing supply. A development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units. Overall, allocation of this site is considered likely to have minor positive effects against this objective.</u></p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Promote design of buildings and spaces to reduce crime and the fear of crime?</p>	<p><u>In accordance with national policy/local plan policy, the development of the site could provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.</u></p>
<p>2. Promote design of buildings and spaces to reduce obesity?</p>	<p><u>In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide opportunities to enable residents and non-residents to be physically active through appropriate design and provision of public open space and children’s play areas and accessible cycling and walking routes to local services/ facilities/ employment. The site has good walking/cycling access to the city centre.</u></p>
<p>3. Promote the design of buildings and spaces to meet the changing needs of the population?</p>	<p><u>In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing needs of the population. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.</u></p>
<p>4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?</p>	<p><u>This site is considered to be within walking distance of the nearest GP surgeries which are located in the city centre and there is public transport availability nearby.</u></p> <p><u>On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.</u></p>
<p>5. Maximise opportunities within the most deprived areas?</p>	<p><u>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation and increase social inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.</u></p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p><u>Development of this site in Salisbury is unlikely to reduce rural isolation to any great extent as the housing will be located in Salisbury and will be meeting the needs of Salisbury primarily.</u></p>

7. Support the development of community campuses?	<u>In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.</u>
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p><u>Both Longford Primary School and Harnham Infant and Junior schools are at capacity and are unable to be expanded on their present sites. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), would be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on this site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found.</u></p> <p><u>A full contribution would be required towards new secondary places at Sarum Academy.</u></p>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 9	
<p><u>The allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation and increase social inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.</u></p>	
<p><u>This site is considered to be within walking distance of the nearest GP surgeries in the city centre but all 6 GP surgeries in Salisbury face capacity issues currently and if this site was developed for housing, mitigation would be required to support additional patient capacity.</u></p>	
<p><u>Both Longford Primary School and Harnham Infant and Junior schools are at capacity and are unable to be expanded on their present sites. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), would be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on this site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may need to be found. A full contribution would be required towards new secondary places at Sarum Academy.</u></p>	
<p><u>In the light of the education constraints, development is likely to have moderate adverse effects against SA Objective 9.</u></p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
1. Increase walking and cycling accessibility through the use of developer contributions and site	<u>This site has good walking and cycling accessibility to the range of services and facilities in the city centre and could offer opportunities to provide enhanced access.</u>

design?	
2. Ensure new development incorporates facilities and infrastructure for cyclists?	<u>In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.</u>
3. Improve the jobs/homes balance, to reduce out-commuting?	<u>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</u>
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	<u>The site is in a fairly accessible location within walking distance of the city centre and would allow new residents the option of walking/cycling to nearby facilities. However, development of the site for housing would still lead to an increase in private car journeys on the local road network and increase the need to travel.</u>
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 10	
<u>This site has good walking and cycling accessibility to the range of services and facilities in the city centre and could offer opportunities to provide enhanced access. However, development of the site for housing would still lead to an increase in private car journeys on the local road network and increase the need to travel.</u>	
<u>Overall, this site is considered as having a minor adverse effect against this objective due to the inevitable increase in car journeys associated with the development.</u>	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	<u>This site is just outside of the city centre and would support city centre shops and businesses. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of new dwellings on this site would increase the population of the area and therefore potentially assist in the support of viable local retail, leisure and/or employment opportunities in the city centre.</u>
2. Support the rural economy?	<u>The site would increase the number of homes in Salisbury and thereby increase the population of the area. This would potentially assist in the support of rural services and facilities.</u>

Assessment outcome (on balance) +

SUMMARY OF SA OBJECTIVE 11

Development of the site would not lead to the loss of designated employment land. Development would increase the local population and could contribute to the local economy through use of local shops and services. Development of this site will create construction jobs in the short-term and provide an increased workforce for local businesses in the medium-long term. No adverse effects are thought likely.

Overall, minor benefits are considered likely against this objective.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	<u>In accordance with local plan policy, the development of the site for housing would have the potential to support the vitality and viability of existing employment areas. Development of the site would not lead to the loss of designated employment land.</u>
2. Provide a focus for development in Salisbury and Trowbridge?	<u>In accordance with local plan policy, the development of the site for housing would focus development in Salisbury, a Principal Settlement. Development would support local businesses and provide an increased workforce for local businesses.</u>

Assessment outcome (on balance) +

SUMMARY OF SA OBJECTIVE 12

Development of the site for housing would have the potential to support the vitality and viability of existing employment areas. Development of the site would not lead to the loss of designated employment land. Development would support local businesses and provide an increased workforce for local businesses.

Overall, minor benefits are considered likely against this objective.

Site 3554a – Land to the west of Milford Care Home, Salisbury

Site context	
Site size: approximately 4.89ha. Site capacity: approximately 17 dwellings	
The site is currently in use for grazing of horses. This is a greenfield site which is bounded by Milford Mill Road on its north east boundary, the banks of the river Bourne on the north west edge, and a steep railway embankment to the south. An access road (public right of way LAF027) serving Milford House care home forms the southeast boundary. A Public right of way (LAF010) also crosses the site from the junction of Milford Mill Road, connecting with LAF027. An irregular band of trees cuts through the centre of the site, and there are electricity lines which cross part of the site. There are a small number of equestrian related sheds/outbuildings on the site. Occasional noise from passing trains is audible. Small areas of collected surface water are also visible.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site could have adverse effects regarding fragmentation of existing habitats, such as hedgerows and trees on the field boundaries and within the site itself.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	<p>The north-west boundary of the site is defined by the river Bourne, which forms part of the River Avon System SAC and SSSI.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.</p> <p>The adjacent railway line is likely to be a wildlife corridor for mobile species such as bats. This stretch of the river is known to support otters and water vole. Areas outside of the floodplain may support calcareous grassland. Due to these constraints, limited development potential and site highly constrained.</p> <p>Trees and hedgerows border the field. Hedgerows should be retained as much as possible and enhanced, and additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF.</p> <p>Biodiversity features within the site should be protected and enhanced where possible through appropriate buffering and management.</p>
3. Result in greater community engagement with biodiversity?	It is possible that this site could incorporate some new biodiversity features which could result in greater community engagement with biodiversity.

4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The north-west boundary of the site is defined by the river Bourne, which forms part of the River Avon System SAC and SSSI. This river corridor is likely to be significantly impacted by development of this site. Surface water runoff into the river is likely to be an issue with direct hydrological pathways created by surface and groundwater flooding. This stretch of the river is known to support otters and water vole.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site may be capable of delivering some Green Infrastructure that could protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing could be capable of protecting BAP habitats/species. For this site, protection and enhancement of the river Bourne SAC and SSSI, and existing trees and hedgerows on field boundaries will be especially important.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	There are no areas of ancient woodland within or adjacent to this site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) - -	

SUMMARY OF SA OBJECTIVE 1

The site is an irregularly shaped field which is bound by trees and hedgerow, and the banks of the River Bourne, which forms part of the River Avon System SAC and SSSI.

The adjacent railway line is likely to be a wildlife corridor for mobile species such as bats. This stretch of the river is known to support otters and water vole. Areas outside of the floodplain may support calcareous grassland. Due to these constraints, limited development potential and site highly constrained.

Mitigation to offset the potential effects of development on local ecological features is likely to be possible, which would need to be determined by ecological assessment.

Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.

Overall it is considered that likely effects would be moderate adverse against this objective and mitigation is considered problematic.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. This site is approx. 1.1km from Salisbury city centre and is considered to be reasonably accessible to local services and facilities.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site in pastoral use and there is little or no potential for maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	Evidence indicates that the site contains some unknown filled ground within it that could be an infilled former pond or ditch. While this may not preclude development of the site, this would need to be characterised and any mitigation required undertaken before a residential use could be supported.
4. Ensure the design and layout of new development supports sustainable waste management?	Development of the site will need to support the delivery of sustainable waste management measures and it is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste

	management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, it is considered that development of this greenfield site could protect and enhance soil quality. There is no evidence at this stage to suggest otherwise. There is also no evidence to suggest any specific soil contamination at this site.
6. Protect the Best and Most Versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 2	
<p>The site is a greenfield site with no potential to make use of previously developed land. It is within a reasonable distance to the town centre, and other services and facilities. Records indicate that the site contains some unknown filled ground that could be an infilled former pond or ditch. This would need to be investigated and any mitigation implemented before housing on the site could be delivered.</p> <p>There is no up-to-date information on the agricultural land quality of this site. Further information is required to determine if this site contains BMV agricultural land.</p> <p>The site is not located within a designated Mineral Safeguarding Area.</p> <p>On balance, the effects of development at this site are considered to be minor adverse against this objective.</p>	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including	In line with national and local planning policy / practice, it is considered that the development of this site for housing would be capable of incorporating measures to positively respond to the predicted effects of climate change. The site falls within the

water scarcity issues and increased pressure on the sewerage network?	catchment area supplied by Wessex Water.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p> <p>There is limited capacity available from local mains. High probability of network reinforcement required to provide satisfactory service levels. Also, existing public sewers cross the site and statutory easements apply – sewers may need to be diverted. Petersfinger STW catchment.</p>
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	<p>In developing this site for housing, consideration would need to be given to the incorporation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures/technologies.</p>
4. Consider the need for adequate provision of surface water and foul drainage?	<p>Development of this site will need to consider provision of on-site and/or off-site surface and foul water drainage and that is considered possible on this site. The majority (western and central) part of the site is recorded as being at risk from surface water flooding¹⁴². Surface water disposal to land drainage system required. Surface water systems must be sealed as per sewers. Soakaways/infiltration unlikely to work – the majority of the site is Flood Zone 2/3. Access/egress issues due to flooding of local roads.</p> <p>Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces. Any new development sites will need to consider how best water can be attenuated on-site.</p>

¹⁴² <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?eastings=413626&northings=130686&address=100121036310&map=SurfaceWater>

<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of this site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. There are no known issues with water quality in this area this site is not within a Source Protection Zone. Reference should be made to Wiltshire Council's Ground Water Strategy and relevant CIRIA guidance.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction</p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p>Residential development of the site will lead to an increase in demand for water in the area. However, the development of this site for housing would be capable of incorporating measures to positively respond to the predicted effects of climate change.</p> <p>There is limited capacity available from local mains. High probability of network reinforcement required to provide satisfactory service levels. Also, existing public</p>	

sewers cross the site and statutory easements apply – sewers may need to be diverted.

The majority (western and central) part of the site is recorded as being at risk from surface water flooding¹⁴³. Surface water disposal to land drainage system required. Surface water systems must be sealed as per sewers. Soakaways/infiltration unlikely to work – the majority of the site is Flood Zone 2/3. Access/egress issues due to flooding of local roads.

Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.

It is considered that the effects are likely to be moderate adverse against this objective due to the relationship of the site with the SAC and the location of the site within and adjacent to areas of flood risk.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

1. Maintain and improve local air quality?

Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. The site is situated on the periphery of Salisbury, but is within a reasonable distance (approx. 1.1km) to the city centre and within 1km of the shopping facilities along Southampton Road. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric

¹⁴³ <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?eastings=413626&northings=130686&address=100121036310&map=SurfaceWater>

	cars at home.
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Noise impacts from the adjoining railway line would need to be assessed, as would noise and potentially odour impact of industrial uses on Southampton Road. The railway is elevated on an embankment at this location so noise attenuation is not likely to be feasible.</p>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ¹⁴⁴ ?	<p>This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. It is within approx. 1km of the boundary however. Development of the site for housing may have some adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.</p> <p>Assessment would be required in support of any proposals to satisfy that this level of development will not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.</p>
5. Ensure that air quality impacts on	The HRA Screening confirmed that while development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air

¹⁴⁴ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

local biodiversity sites are avoided?	quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of this site for housing is likely to increase traffic on local roads, which may impact on local air quality. This site is approx. 1.1km, and within 1km from the shopping facilities on Southampton Road, so there may be some scope for future residents to walk and cycle rather than relying on the private vehicle. There is an existing bus stop at the end of Milford Mill Road (within 400m of the site) which may help limit the effects of additional traffic emanating from the site to some extent.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 4	
<p>The site is located on the edge of Salisbury, and development is likely to increase local commuter traffic, which may impact on local air quality. The site is located within a reasonable walking/cycling distance from Salisbury city centre, the shopping facilities along Southampton Road, and the site is within 400m from a bus stop. Overall there are likely to be negative impacts arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Mitigation measures would need to be developed in accordance with national and local plan policy. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p> <p>Assessment would be required in support of any proposals to satisfy that this level of development will not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.</p> <p>Overall, it is considered that likely effects will be minor adverse against this objective.</p>	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire

energy?	Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The north-west boundary of the site is formed by the river Bourne, and the majority of this site is located in Flood Zone 3, leaving only the eastern part of the site within Flood Zone 1. Development should not take place within Flood Zone 3 and a sufficient buffer zone should be allowed for and incorporated into any development.</p> <p>Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. Further detailed modelling work (SFRA Level 2) may be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. Care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.</p>

<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding, including Sustainable Drainage Systems (SuDS)?</p>	<p>The location and design of any new development on this site should be planned to reduce the risk of flooding. Care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure. The majority of the site is recorded as being at risk from surface water flooding¹⁴⁵, and SuDS may not work in this location. Surface water disposal to land drainage system required. Surface water systems must be sealed as per sewers. Soakaways/infiltration unlikely to work – the majority of the site is Flood Zone 3. Access/egress issues due to flooding of local roads.</p> <p>Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size.</p>

¹⁴⁵ <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?eastng=413626&northing=130686&address=100121036310&map=SurfaceWater>

4. Minimise the risk of flooding to people and property (new and existing development)?	The north-west boundary of the site is formed by the banks of the river Bourne, and the majority of this site is located in Flood Zone 3, leaving only the eastern edge of the site within Flood Zone 1. An appropriate buffer zone to the area of flood risk should be incorporated into any development. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. Further detailed modelling work (SFRA Level 2) may be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. Care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure. A Flood Risk Assessment would be required.
5. Protect and enhance the natural function of floodplains?	The majority of the site falls in Flood Zone 3 and consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated and the floodplain is protected and enhanced.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 5b</p> <p>The northwest boundary of the site is formed by the banks of the river Bourne, and the majority of this site is located in Flood Zone 3, leaving only the eastern part of the site within Flood Zone 1. Allowing for a buffer to the area of Flood Zone 3 would significantly reduce the developable area and the capacity of the site. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. Further detailed modelling work (SFRA Level 2) may be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources. A Flood Risk Assessment would be required.</p> <p>Overall, given the extent of the site within Flood Zone 3 and the need to allow a sufficient buffer, it is considered that moderate adverse effects are likely against this objective.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>The site is separated from the Salisbury Conservation Area by modern residential development and retail/industrial development and there is unlikely to be adverse effects on this designation.</p> <p>However, the site is situated adjacent to the Grade II listed Milford House care home and adjacent to the north of the site is the Grade I Listed Milford Bridge which dates from around 1600. To the north of Milford Mill road, adjacent to the site, lies Milford Farm, which is Scheduled for its medieval pottery kilns. The bridge, the farm and the house in part derive their interest from being located in a rural setting i.e. this rural setting contributes to their significance.</p>

	<p>The need to avoid development in Flood Zone 3 which is the majority of this site and incorporate a sufficient buffer means that development could only take place in the eastern part of the site, next to Milford House. This is likely to cause harm to the setting of the listed building.</p> <p>Given the proximity of designated and undesignated heritage assets and a strong rural character to the area, development of this site for housing is likely to cause harm and should be avoided.</p>
2. Ensure appropriate archaeological assessment prior to development?	<p>The archaeological potential here is considered to be High/Medium. There is a medieval settlement immediately to the north at Milford Farm which is a Scheduled Monument. There are known Saxon remains and possibly WW2 antitank defences within the site. There is a known Saxon cemetery that was excavated close by. This site would need to be fully evaluated prior to any future planning application.</p> <p>Historic Landscape Characterisation sensitivity is considered to be low. Modern fields formed by altering post medieval piecemeal fields - elements of these earlier fields are legible. Frequent/common character type.</p>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	<p>The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.</p>
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<p>There is no conservation area in proximity to this site likely to be adversely affected.</p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	<p>Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the Historic England 'at risk' register within the site that are likely to be 'saved' through the development of the site.</p>
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	<p>The site is not in a location which is likely to result in adverse impacts to the Stonehenge and Avebury WHS and its setting.</p>
<p>Assessment outcome (on balance) - - -</p>	

SUMMARY OF SA OBJECTIVE 6

The site is located in close proximity to a number of heritage assets. The site is situated adjacent to the Grade II listed Milford House care home and adjacent to the north of the site is the Grade I Listed Milford Bridge which dates from around 1600. To the north of Milford Mill road, adjacent to the site, lies Milford Farm, which is Scheduled for its medieval pottery kilns. The bridge, the farm and the house in part derive their interest from being located in a rural setting i.e. this rural setting contributes to their significance.

The need to avoid development in Flood Zone 3, which is the majority of this site, and incorporate a sufficient buffer means that development could only take place in the eastern part of the site, next to Milford House. This is likely to cause harm to the **significance and** setting of the listed building.

Given the proximity of designated and undesignated heritage assets and a strong rural character to the area, development of this site for housing is likely to cause harm to their significance.

On balance, the effects are likely to be major adverse against this objective.

SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place

Decision Aiding Questions. Will the development site...

1. Protect and enhance the landscape character and scenic quality of the countryside?

The Landscape Character of this site falls within the Chalk River Valley (5C Bourne Chalk River Valley) typology, according to the Wiltshire Landscape Character Assessment¹⁴⁶. Development of the site would result in the loss of a grazing field.

Railway line embankment adjacent to the southern boundary contains a line of mature woodland and a Green Infrastructure buffer would be required to this embankment.

¹⁴⁶ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer some limited potential to deliver Green Infrastructure through public open space, connections to and retention of the existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	Development of this site has the potential to incorporate some new public open space within the site and could potentially lead to improved access to urban green spaces and the wider countryside for recreation for new and existing residents.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁴⁷ ?	The site is not located within or in close proximity to any Areas of Outstanding Natural Beauty (AONB). However, a Special Landscape Area is located approx. 450m to the east of the site. Likely effects of any development are not considered to be significant.
5. Protect rights of way, open space and common land?	Public right of way (LAF010) crosses the site from the junction of Milford Mill Road, connecting with LAF027. These will need to be protected and enhanced within any new development. It is considered this is possible. There is no open space or common land within the site.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	

¹⁴⁷ Cotswold AONB, Cranborne Chase and West Wiltshire Downs AONB, North Wessex Downs AONB

SUMMARY OF SA OBJECTIVE 7

Development of the site would result in the loss of a grazing field. Railway line embankment adjacent to the southern boundary contains a line of mature woodland and a Green Infrastructure buffer would be required to this embankment.

The site is not located within or in close proximity to any Areas of Outstanding Natural Beauty (AONB). However, a Special Landscape Area is located **approx. 450m** to the east of the site. Likely effects of any development are not considered to be significant.

A public right of way crosses the site, and this would need to be retained through any development of the site.

Likely effects against this objective are considered to be minor adverse.

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site is capable of delivering high quality, sustainable homes of different types and tenures.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	The allocation and development of the site would appropriately respect the settlement hierarchy, by delivering a number of homes at the principle settlement of Salisbury.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	The allocation of the site for housing would assist in increasing availability of accommodation for the local workforce.
6. Consider the emerging	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Salisbury. It is understood that

Neighbourhood Plans?	<u>work on a Salisbury neighbourhood plan has commenced by the city council but is not at an advanced stage.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury, and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 8	
Delivery of this site would offer a small contribution towards Wiltshire's housing supply. The development of the site for housing would help increase the local supply of affordable houses in accordance with national policy and local plan policy requirements. Other policies in the Core Strategy also require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units. Overall the effects are considered to be minor positive against this objective.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site could provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide opportunities to enable residents and non-residents to be physically active through appropriate provision of public open space and children's play areas and accessible cycling and walking routes to local services/ facilities/ employment. The site contains part of the PROW network, and access to this network could be facilitated.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	This site is located 1-2km from a number of GP surgeries which are located in the city centre, with catchment areas which include this site. There is a bus stop within 400m of the site which provides public transport options into the city centre. On the basis of evidence available all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be

	required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a wide range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Melksham area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. Development of this site is likely to contribute to the low levels of deprivation experienced in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Salisbury primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>No specific issues in terms of demand generated for primary pupils given the small number of dwellings anticipated to be delivered. There is sufficient capacity in the local primary school for this number of dwellings or it is able to be expanded.</p> <p>Options are currently being considered for secondary education in Salisbury. All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers. Full contributions are being sought from all developments towards expansion of Sarum Academy.</p>
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 9	
<p>The provision of housing could help reduce poverty and deprivation in the local and wider community through provision of a range of dwelling sizes and tenures and help to promote more inclusive and self-contained communities. This site is located some 1.1km from Salisbury city centre, which is a principle settlement which benefits from a range of services, facilities and employment opportunities. The site is on the periphery of the settlement, although there is a bus stop with services to the city centre within 400m of the site.</p> <p>The site is within the catchment area of a number of city centre GP surgeries. On the basis of evidence available all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.</p> <p>There is sufficient capacity in the local primary school for this very small number of dwellings. All existing secondary schools (including academies) are capable of</p>	

being expanded to cater for additional pupil numbers.

Overall, the effects are considered to be minor positive against this objective.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	The development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking routes to local services / facilities/employment. The site could be designed to provide pedestrian and cyclist linkages to with the surrounding road, footpath and public right of way network. The site is approximately 1.1km from the city centre, and is 500m-1km distance to the shopping facilities available on Southampton Road.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking routes to local services/facilities/employment. There is no evidence to suggest that this site could not incorporate such infrastructure.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is approximately 1.1km from the city centre, and is 500m-1km distance to the shopping facilities/Principal Employment Area along Southampton Road. The nearest primary school (St Martins) is approximately 600m from the site. The site is within 400m from a bus stop with services to the city centre, and Salisbury train station is approx. 2.2km away. The only access to this site is via Milford Mill Rd. which is a narrow country lane yet experiences traffic levels beyond its reasonable capacity.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 10

The site adjoins a principal settlement which benefits from a range of services, facilities and employment opportunities. The site is on the periphery of the settlement, with reasonable access to services facilities and employment opportunities within the city. The development of this site is likely to generate some additional vehicle movements on the local road network through private car use, although future residents may make sustainable choices about their mode of travel. Overall it is considered that the effects of allocating this site would be minor adverse against this objective.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	This site is not in a city centre location – the city centre is approximately 1.1km away from the site. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of a number of new dwellings on this site would increase the population of the area and therefore potentially assist in the support of viable local retail, leisure and/or employment opportunities.
2. Support the rural economy?	The site would boost the number of homes in Salisbury and thereby increase the population of the area. This would potentially assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 11	
Development of the site would not lead to the loss of designated employment land. Development would increase the local population and could contribute to the local economy. Development of this site will create construction jobs in the short-term and provide an increased workforce for local businesses in the medium-long term. No adverse effects are thought likely. The effects are considered to be minor positive against SA Objective 11.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	In accordance with local plan policy, the development of the site for housing would have the potential to support the viability and vitality of existing employment areas. However, this site is not being considered in the DPD for employment provision. The site is in close proximity to a Principal Employment Area on Southampton Road. Development of this site for housing may contribute to the vitality and viability of the existing employment area.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would focus development in Salisbury, a Principal Settlement. Development would support local businesses and provide an increased workforce for local businesses.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 12	
Development of the site would not lead to the loss of designated employment land Although the site allocation would be for housing, this in itself would generate direct and indirect construction employment, and help stimulate the local economy once built. It has the potential to support the vitality and viability of existing employment	

areas. Overall, minor benefits are considered likely against this objective due to the size of the site and number of new dwellings expected.

OM002 - Land north of A3094

Site context	
Site size: 5.81ha Site capacity: approximately 125 dwellings	
<u>This site lies adjacent, and to the south of, the A3094 Netherhampton Road and to the west of the site known as ‘Land north of Netherhampton Road’. The In Excess store is located opposite the south-east corner of the site. The site is low-lying and currently in intensive arable use. There are electricity pylons crossing the site in a north-west to south-east direction and extensive views towards Salisbury cathedral spire to the east.</u>	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	<u>Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as trees and hedgerows along the site boundaries. There is also a ditch running along the western boundary of the site. However, the site is currently in intensive arable use and development may offer opportunities for biodiversity enhancement.</u>
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	<u>There are no specific biodiversity sites within or adjacent to this site. Habitats associated with the River Nadder, including Fitzgerald Farm Meadows County Wildlife Site (CWS) are approx. 400m to the north. There are some Tree Preservation Orders (TPOs) noted the other side of the A3094 at In Excess.</u> <u>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. An appropriate assessment (including further HRA consideration) would be required if the site is taken forward into any subsequent stage of the selection process.</u>

3. Result in greater community engagement with biodiversity?	<u>There are no designated or non-designated biodiversity features within or adjacent to this site. It is unlikely that development of this site would lead to greater community engagement with biodiversity.</u>
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	<u>Development of the site for housing would need to make suitable provision for buffers to protect all biodiversity features within or adjacent to this site, including trees and hedgerows on the site boundary. It is considered that this site could accommodate such buffer zones, although the site is not adjacent to a river corridor or other specific green corridor.</u>
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	<u>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.</u>
6. Ensure all new developments have regard to and protect BAP habitats/species?	<u>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species. There are some mature trees and hedgerows around the perimeter of the site. These should be retained wherever possible and enhanced. Additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF. Fitzgerald Farm Meadows CWS is approx. 400m to the north of this site and unlikely to be directly affected, although development could result in additional recreational pressures.</u>
7. Consider the findings of the HRA in site selection and design?	<u>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.</u>
8. Maintain the existing extent of ancient woodland sites?	<u>The development of the site would not affect any areas of ancient woodland. The nearest area of woodland (not ancient) is approx. 400m to the north, part of Fitzgerald Farm Meadows CWS.</u>
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	<u>Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.</u>
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	<u>Not applicable – the site does not fall within one of the Council’s current guidance areas</u>

<p>11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?</p>	<p><u>The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</u></p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 1</p> <p><u>Development of this greenfield site may have some adverse effects regarding fragmentation of existing habitats, such as trees and hedgerows along the site boundaries. The site is currently in intensive arable use but there is potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration. Further ecological assessment of this site will be required.</u></p> <p><u>There are no designated or non-designated biodiversity features within or adjacent to this site. In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species.</u></p> <p><u>However, the HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location and therefore significant effects are considered likely.</u></p> <p><u>Overall, moderate adverse effects are considered likely against this objective due to the potential impacts on the River Avon SAC. Mitigation is considered problematic.</u></p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p><u>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</u></p> <p><u>The site is situated on the southern edge of Salisbury and is isolated from existing residential development in Harnham/Salisbury. Access to local facilities, public transport links and key infrastructure is considered to be fair. Future residents will mostly rely on the private vehicle to access local services and facilities. Better public transport links would be needed to serve this site. Development density likely to be fairly low due to the fact that there would need to be a certain degree of landscape mitigation due to the site's fairly prominent location and views in/out of site.</u></p>

2. Maximise reuse of previously developed land where possible/appropriate?	<u>The site is greenfield, agricultural land and does not include any previously developed land. Maximising previously developed land would therefore be unlikely.</u>
3. Encourage remediation of contaminated land?	<u>The site is located on greenfield, agricultural land, and it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing. However, if evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.</u>
5. Ensure the design and layout of new development supports sustainable waste management?	<u>It is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</u>
6. Protect and enhance soil quality?	<u>No issues with soil quality are known at this site. In line with national and local planning policy, development of this site should seek to ensure that soil quality and structure are appropriately protected.</u>
7. Protect the best and most versatile agricultural land?	<u>This site is made up primarily of Grade 3 BMV agricultural land. Therefore development of this site may lead to a loss of BMV agricultural land. Notwithstanding this, given the size of this site and dwelling capacity, such a loss is considered to be minor to negligible. Where possible, development on this site should be located so as to reduce the loss of BMV land.</u>
8. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<u>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</u>
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p><u>The site is situated on the southern edge of Salisbury and is isolated from existing residential development in Harnham/Salisbury. Access to local facilities, public transport links and key infrastructure is considered to be fair. This is a greenfield site with little or no potential for making use of previously developed land.</u></p> <p><u>This site contains mostly Grade 3 BMV agricultural land. Therefore development of this site may lead to a loss of BMV agricultural land. Notwithstanding this, given the scale of development likely compared to other sites in this area of search such a loss would be minor to negligible. There are no known</u></p>	

<p><u>contamination issues and therefore unlikely to require remediation. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</u></p>	
<p><u>Overall, this site is considered likely to have minor adverse effects against this objective and mitigation is considered achievable.</u></p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p><u>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water.</u></p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p><u>There is water supply capacity available with minor upsizing work. There is limited capacity in local sewers. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</u></p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p><u>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered possible for any new development on this site to incorporate water saving measures/technologies and no adverse effects are foreseen.</u></p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p><u>This site can be affected by surface water seasonally and dependent on rainfall conditions over a long period. Part of the site is in close proximity to a groundwater area. Any soakaway system must have its base at least 1 mtr level above top level of groundwater, taking into account seasonal change and climate change predictions. Surface water disposal may be an issue</u></p> <p><u>There is capacity available for water supply with minor upsizing work. However, there is limited capacity in local sewers.</u></p> <p><u>Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.</u></p>
<p>5. Protect, and where possible,</p>	<p><u>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site</u></p>

improve surface, ground and drinking water quality?	<u>for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. This is considered possible through development of this site.</u>
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	<u>The site falls within the catchment of the Hampshire Avon and is in a high risk catchment for phosphate loading which will need to be considered further. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.</u>
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p><u>There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. The site is not covered by a Source Protection Zone.</u></p> <p><u>There is capacity available for water supply with minor upsizing work. However, there is limited capacity in local sewers. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels.</u></p> <p><u>The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading. Potential impacts of increased water abstraction and sewage discharges will need to be considered further. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC.</u></p> <p><u>This site can be affected by surface water seasonally and dependent on rainfall conditions over a long period. Part of the site is in close proximity to a groundwater area. Consideration should be given to the inclusion of Sustainable Drainage Systems onsite to control the risk of surface water flooding from impermeable surfaces.</u></p> <p><u>Overall, moderate adverse effects are considered likely against this objective due, primarily, to potential impacts on the River Avon SAC, identified in the HRA.</u></p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maintain and improve local air	<u>Development of the site for housing is likely to lead to some short-term (construction) and long-term (occupation) impacts on local air quality e.g. increased private car usage. The site does not fall within an Air Quality Management</u>

<p>quality?</p>	<p><u>Area (AQMA) designation in Salisbury and likely effects are not considered to be significant.</u></p> <p><u>Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy, the Council’s Air Quality Strategy and advice from relevant bodies. It is likely to increase traffic on local roads, which may have some adverse impact on local air quality.</u></p> <p><u>Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</u></p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p><u>The site is not located near to any significant residential areas but there are commercial/industrial premises adjacent to the south of the site. Assessment of road traffic noise and assessment of noise, light and atmospheric emissions from the commercial and industrial uses adjacent will be required.</u></p> <p><u>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Development of this site would introduce urban development in an isolated location away from existing residential areas. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u></p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p><u>Generation of NO₂, SO₂ and PM₁₀ is most likely to arise from residents’ private car usage as will be the case with any new residential development. Public transport services are not good this far west along Netherhampton Road to allow a choice of transport modes by more sustainable means. The nearest bus stops are located approx. 600m from the site on Netherhampton Road (A3094). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u></p>

4. Seek to reduce development in or near to AQMAS ¹⁴⁸ ?	<u>This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. Development of the site for housing may have some adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.</u>
5. Ensure that air quality impacts on local biodiversity sites are avoided?	<u>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	<u>The location of this site means development is unlikely to contribute to air quality improvements in the area. Development is likely to lead to an increase in private car use.</u>
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	<u>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 4</p> <p><u>Development of the site for housing is likely to some lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Assessment of road traffic noise and assessment of noise, light and</u></p>	

¹⁴⁸ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

<p><u>atmospheric emissions from the commercial and industrial uses adjacent will be required.</u></p> <p><u>This site is not situated within or adjacent to the Air Quality Management Area (AQMA) in Salisbury city centre. Development of the site for housing may have some adverse air quality impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.</u></p> <p><u>It is considered likely that development in this location will have moderate adverse effects against this objective due to its isolated location away from existing residential areas. A stand alone development here would appear as an isolated and unnatural projection of built development, with consequent noise and light pollution, in a rural area. The nearest bus stops are approx. 600m to the east in Harnham which would not encourage modal shift.</u></p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Minimise emissions of greenhouse gases and ozone depleting substances?</p>	<p><u>Development of the site for housing would be likely to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in ‘Delivering strategic objective 2: to address climate change’ and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.</u></p>
<p>2. Promote the development of renewable and low carbon sources of energy?</p>	<p><u>Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy). It is considered that the development of this site could include renewable and low carbon sources of energy.</u></p>
<p>3. Promote energy efficiency in buildings and new development?</p>	<p><u>Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation. It is considered that the development of this site could promote energy efficiency in new dwellings.</u></p>
<p>4. Minimise contributions to climate change through sustainable building practices?</p>	<p><u>Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices. However, development of this site is likely to increase greenhouse gas emissions overall.</u></p>
<p>Assessment outcome (on balance) -</p>	
<p>SUMMARY OF SA OBJECTIVE 5a</p>	

<p><u>Development of the site for housing would be likely to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. On balance the development of this site is considered likely to have minor adverse effects in relation to this objective.</u></p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p><u>The site is located within Flood Zone 1 but adjacent to flood zone 2 to the north-east of the site. A sufficient buffer zone should be left between any new development and the floodplain associated with the River Nadder. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. Further detailed modelling work (SFRA Level 2) may be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources.</u></p> <p><u>The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</u></p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p><u>It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events.</u></p> <p><u>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</u></p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems (SuDS)?</p>	<p><u>This site can be affected seasonally from surface water, dependent on rainfall conditions over a long period. The site has the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form.</u></p> <p><u>This site is in and in close proximity to a groundwater area. Any soakaway system must have its base at least 1 mtr level above top level of groundwater, taking into account seasonal change and climate change predictions. Surface water disposal may be an issue.</u></p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p><u>The site is located within Flood Zone 1 but adjacent to flood zone 2 to the north-east of the site. A sufficient buffer zone should be left between any new development and the floodplain associated with the River Nadder. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. Further detailed modelling work (SFRA Level 2) may be required to substantiate whether or not</u></p>

	<u>the site can be developed without risk of flooding from fluvial sources.</u>
5. Protect and enhance the natural function of floodplains?	<u>The development of the site has the potential to affect the areal extent and function of the floodplain and a sufficient buffer zone should be left between any new development and the floodplain associated with the River Nadder.</u>
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5b	
<u>The site is located within Flood Zone 1 but adjacent to flood zone 2 to the north-east of the site. A sufficient buffer zone should be left between any new development and the floodplain associated with the River Nadder. Consideration should be given to sequentially planning the development of the site to ensure that the risk of flooding is alleviated. Further detailed modelling work (SFRA Level 2) may be required to substantiate whether or not the site can be developed without risk of flooding from fluvial sources.</u>	
<u>The site has the potential to accommodate SuDS measures to manage surface water run-off from built form. However, this is a groundwater area. Any discharge into the local watercourses must be at a controlled rate.</u>	
<u>It is considered that it would be possible to mitigate flood risk by sequentially planning development to avoid areas of flood risk and incorporate an appropriate buffer to FZ 2. Overall, minor adverse effects are considered likely against this objective.</u>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<u>The site does not fall within or adjacent to any conservation areas and/or heritage designations and is not in the vicinity of any listed buildings. However, long views to the cathedral spire are available across the site from the A3094, and at closer range from within the site itself and there are concerns that development could adversely affect the views towards the cathedral spire and potential harm to the setting. This site is isolated from any existing development and stand alone development here would appear as an isolated and unnatural projection of built development in a rural area and could have issues concerning coalescence with the village of Netherhampton, eroding the rural setting of this designated conservation area.</u>
2. Ensure appropriate archaeological assessment prior to development?	<u>The site is considered to have high archaeological potential and extensive assessment would be required in support of any planning application. Site contains several ring ditches and probable prehistoric enclosures, likely continuation of Bronze Age cemetery south of the road. This site will be difficult to develop because of density and significance of archaeological features.</u> <u>Potential Historic Landscape Characterisation sensitivity is considered to be low. The site is described as large</u>

	<u>modern fields created in an area of downland enclosed during the later post medieval period. This is a frequent/common character type with no legibility of previous character.</u>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	<u>The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.</u>
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<u>The site does not fall within or adjacent to any conservation areas/heritage designations and is not in the vicinity of any listed buildings. However, long views to the cathedral spire are available across the site from the A3094, and at closer range from within the site itself. This site is isolated from any existing development and stand alone development here would appear as an isolated and unnatural projection of built development in a rural area. There are potential issues concerning coalescence with the village of Netherhampton, eroding the rural setting of this designated conservation area.</u>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	<u>Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the HE 'at risk' register within proximity of this site.</u>
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	<u>The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.</u>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 6	
<u>The site does not fall within or adjacent to any conservation areas and/or heritage designations and is not in the vicinity of any listed buildings. However, there are concerns that development could adversely affect the views towards the cathedral spire and have potential harm to the character or appearance of the Netherhampton Conservation Area and its setting. A detailed, site specific, Heritage Assessment will be needed to support any subsequent planning application. This site is isolated from any existing development and stand alone development here would appear as an isolated and unnatural projection of built development in a rural area and could have issues concerning coalescence with the village of Netherhampton, eroding the rural setting of this designated conservation area.</u>	

<p><u>The site is considered to have high archaeological potential and extensive assessment would be required in support of any planning application. Site contains several ring ditches and probable prehistoric enclosures, likely continuation of Bronze Age cemetery south of the road. This site will be difficult to develop because of density and significance of archaeological features.</u></p>	
<p><u>Overall, due to the isolated location of the site away from existing built-up areas, concerns over views towards the cathedral spire, setting of Netherhamton conservation area and high archaeological potential, moderate adverse effects are considered likely against this objective.</u></p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p><u>The site does not lie within a landscape designation although the Special Landscape Area lies immediately to the west. It is part of the setting of the water meadows associated with the cathedral and retains views towards the spire and has an open and tranquil character away from the road. Development of the site would result in the loss of an intensively managed arable field.</u></p> <p><u>The Landscape Character of this site falls within the Chalk River Valley (5B Lower Avon Chalk River Valley) typology, according to the Wiltshire Landscape Character Assessment¹⁴⁹.</u></p> <p><u>This site is isolated from any existing development and stand alone development here would appear as an isolated and unnatural projection of built development in a rural area.</u></p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green</p>	<p><u>In accordance with local plan policy and guidance, the development of the site for housing could offer the potential to deliver Green Infrastructure. There would be a requirement for a GI buffer to any mature trees and hedgerows</u></p>

¹⁴⁹ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

Infrastructure Strategy?	<u>within and adjacent to the site and a sufficient buffer to areas of flood zone 2.</u>
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	<u>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces. There would be access to the wider countryside from the site. Footpath NHAM2 also runs to the north and west of the site, linking the racecourse with Broken Bridges.</u>
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁵⁰ ?	<u>The site does not fall within the boundary or near to any statutory landscape designations. The Cranborne Chase AONB is approx. 2km to the south-west of the site.</u>
5. Protect rights of way, open space and common land?	<u>There is no designated open space or common land within the site. Footpath NHAM2 runs to the north and west of the site, linking the racecourse with Broken Bridges, and this is unlikely to be directly affected by development of this site.</u>
6. Protect the Western Wiltshire Green Belt from inappropriate development?	<u>In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.</u>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 7	
<u>The site does not lie within a landscape designation although the Special Landscape Area lies immediately to the west. Development of the site would</u>	

¹⁵⁰ Cotswold AONB, Cranbourne Chase and West Wiltshire AONB, North Wessex Downs AONB

<u>result in the loss of an intensively managed arable field.</u>	
<u>Due to the isolated location of this site away from existing built development to the south of Netherhampton road, a stand alone development here would appear as an isolated and unnatural projection of built development in proximity to the watermeadows to the north and there are coalescence concerns with the village of Netherhampton, a designated conservation area. Overall, given the location of the site set apart from any existing built development, moderate adverse effects on the landscape are considered likely.</u>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	<u>The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.</u>
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	<u>In accordance with local plan policy and national standards, the development of this site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site could have significant benefits in terms of providing a wide range of house types, sizes and tenures to meet the housing needs of a wide cross-section of the community.</u>
3. Ensure adequate provision of land to meet housing needs?	<u>In accordance with national policy/local plan policy, the allocation of the site would increase housing supply to help meet local and HMA housing needs.</u>
4. Have regard to the settlement hierarchy?	<u>In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. Salisbury, designated as a Principal Settlement in the Core Strategy, has the ability to support sustainable patterns of growth through its level of facilities, services and employment opportunities.</u>
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	<u>In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.</u>
6. Consider the emerging Neighbourhood Plans?	<u>It is understood that work on a Salisbury neighbourhood plan has commenced by the city council but is not at an advanced stage.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding	<u>In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury and would not prejudice the delivery of suitable and sustainable development to come forward at the more</u>

isolated dwellings?	<u>rural communities.</u>
Assessment outcome (on balance) + +	
SUMMARY OF SA OBJECTIVE 8	
<u>Delivery of this site for approximately 125 dwellings would contribute towards Wiltshire’s and Salisbury’s housing supply. A development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units. Overall, moderate benefits are considered likely against this objective.</u>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	<u>In accordance with national policy/local plan policy, the development of the site would provide opportunities for high quality design and layout that would enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.</u>
2. Promote design of buildings and spaces to reduce obesity?	<u>In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide opportunities to enable residents and non-residents to be physically active through appropriate design and provision of public open space and children’s play areas and accessible cycling and walking routes to local services/ facilities/ employment. The allocation and development of the site could potentially provide opportunities to improve cycling.</u>
3. Promote the design of buildings and spaces to meet the changing needs of the population?	<u>In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing needs of the population. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.</u>
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<u>This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre. Also, the nearest bus stops are approx. 600m from this site to the east in Harnham.</u> <u>On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.</u>
5. Maximise opportunities within the	<u>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation and increase social</u>

most deprived areas?	<u>inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.</u>
6. Reduce rural isolation, including access to services for those without a car in rural areas?	<u>Development of this site in Salisbury is unlikely to reduce rural isolation to any great extent as the housing will be located in Salisbury and will be meeting the needs of Salisbury primarily.</u>
7. Support the development of community campuses?	<u>In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.</u>
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p><u>The site is in the catchment of Harnham Infant and Junior Schools. Both schools already have a considerable number of mobile classrooms to cope with existing demand and only have a small number of surplus places. The schools are co-located on one site which would not be large enough to permit any further expansion. A site for a new primary school, ideally of at least 1.8ha that could accommodate up to 2 forms of entry (420 pupils), may be required either onsite or in the vicinity of this site for any development to proceed. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered, and a site elsewhere may be required.</u></p> <p><u>Options are currently being considered for secondary education in Salisbury. All existing secondary schools (including academies) are capable of being expanded to cater for additional pupil numbers. Full contributions are being sought from all developments towards expansion of Sarum Academy.</u></p>
Assessment outcome (on balance) - -	
<p><u>SUMMARY OF SA OBJECTIVE 9</u></p> <p><u>The provision of approximately 125 dwellings in this location may help to reduce poverty and deprivation in the local and wider community through provision of a range of house sizes and tenures and help to promote more inclusive and self-contained communities. Housing provision will also provide some short-term construction jobs and a larger workforce for local businesses.</u></p> <p><u>This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre and the nearest bus stops are approx. 600m to the east of this site, in Harnham.</u></p> <p><u>On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity.</u></p>	

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In the light of the education constraints, development is likely to have moderate adverse effects against this objective.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	<u>In accordance with national policy/local plan policy and best practice, the allocation and development of the site could potentially provide opportunities to improve cycling and walking routes to local services/ facilities/ employment, although the site is isolated from existing residential areas in Harnham and not as accessible as sites adjacent to the built-up area.</u>
2. Ensure new development incorporates facilities and infrastructure for cyclists?	<u>In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.</u>
3. Improve the jobs/homes balance, to reduce out-commuting?	<u>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</u>
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	<p><u>The site is not within reasonable walking distance to the city centre, given its location isolated from the existing built-up area, and it is inevitable that residents will make car journeys to access facilities and services in and around the city, and elsewhere. There are concerns relating to current congestion at Harnham gyratory, Exeter St roundabout and at Park Walls. Nearest bus stops are approx. 600m to the east which does not encourage public transport usage – there may be possibilities of extending the service to serve this site but this is not known.</u></p> <p><u>Overall, development of this site is likely to increase private car journeys in the area, and increase the need to travel, given its relatively isolated location.</u></p>

Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 10

The site is isolated from existing residential areas in Harnham and not as accessible as sites adjacent to the built-up area. The site is not within reasonable walking distance to the city centre and it is inevitable that residents will make car journeys to access facilities and services in and around the city, and elsewhere. Nearest bus stops are approx. 600m to the east which does not encourage public transport usage.

Overall, given its location, this site is considered likely to have moderate adverse effects against this objective.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?

This site is not in a city centre location. Although the focus of the DPD is not on retail, leisure and/or employment provision, the provision of a significant number of new dwellings on this site would increase the population of the area and therefore potentially assist in the support of viable local retail, leisure and/or employment opportunities in the city centre.

2. Support the rural economy?

The site would boost the number of homes in Salisbury and thereby increase the population of the area. This would potentially assist in the support of rural services and facilities.

Assessment outcome (on balance) +

SUMMARY OF SA OBJECTIVE 11

Development of the site would not lead to the loss of designated employment land.

Development would increase the local population and could contribute to the local economy through use of local shops and services.. Development of this site will create construction jobs in the short-term and provide an increased workforce for local businesses in the medium-long term. No adverse effects are thought likely.

Overall, minor benefits are considered likely against this objective.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and

In accordance with local plan policy, the development of the site for housing would have the potential to support the vitality and viability of existing employment areas. The site lies in close proximity to Harnham Business Park and

viability of existing employment areas?	<u>Harnham Trading Estate, and In Excess, and could help support their viability. Development of the site would not lead to the loss of designated employment land.</u>
2. Provide a focus for development in Salisbury and Trowbridge?	<u>In accordance with local plan policy, the development of the site for housing would focus development in Salisbury, a Principal Settlement. Development would support local businesses and provide an increased workforce for local businesses.</u>
Assessment outcome (on balance) +	
<p>SUMMARY OF SA OBJECTIVE 12</p> <p><u>Development of the site would not lead to the loss of designated employment land. Although the site allocation would be for housing, this in itself would generate direct and indirect construction employment, and help stimulate the local economy once built. The site lies in close proximity to Harnham Business Park and Harnham Trading Estate and In Excess and development could help support their viability. It also has the potential to support the vitality and viability of other existing employment areas.</u></p> <p><u>Overall, minor benefits are considered likely against this objective.</u></p>	

Site OM003 - The Yard, Hampton Park, Salisbury

Site context

Site size: 1.31ha Site capacity: approximately 15 dwellings

This small site is situated to the rear of existing residential development at Neal Close and Gibbs Close. The main part of the site is a fairly flat, roughly rectangular area enclosed by trees and hedgerows, in the centre of which stands a large 1.5-2 storey agricultural storage building originating from the 1980s, constructed of concrete breeze block with a metal roof and with an internal area of c.11,000 square feet. The rest of the site is more uneven, comprising small parcels of rough grassland, with the site as a whole enclosed by fairly steep embankments, trees and hedgerows. The site is surrounded on three sides by a new Country Park.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p><u>The site is not within or adjacent to any specific designations. Development of this site may have some limited adverse effects regarding fragmentation of existing habitats, such as trees and hedgerows within the site and along the site boundaries. If the site is developed, there will need to be sufficient habitat for mitigation which may reduce the capacity of the site.</u></p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p><u>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction, increased phosphate loading, and habitat loss / damage. An appropriate assessment (including further HRA consideration) would be required if the site is taken forward into any subsequent stage of the selection process.</u></p> <p><u>Hedgerows around the site have the potential to be of wider than site importance for bat commuting and consideration will need to be given to managing the effects of lighting around any development.</u></p> <p><u>There is a high population of slow worms (estimated at 400-600) to be translocated off site. Given the potential scale of the translocation, any receptor site will need to provide suitable habitat conditions for the species.</u></p> <p><u>Consideration also needs to be given to the site's potential use as a roost site for barn owls. Such roosts are important for retaining individuals in an area since they are very site faithful and intolerant of changes to roosts. Inappropriate relocation of the roost would risk birds abandoning the area. Further assessment would be required.</u></p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p><u>There are no designated or non-designated biodiversity features within or adjacent to this site. It is unlikely that development of this site would lead to greater community engagement with biodiversity.</u></p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p><u>Development of the site for housing would need to make suitable provision for buffers to protect all biodiversity features within or adjacent to this site, including trees and hedgerows on the site boundary and a suitable buffer to the adjacent Country Park. This may reduce the overall capacity of the site.</u></p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p><u>This small site would not be able to deliver a network of multifunctional Green Infrastructure. It is possible to protect existing trees and hedgerows on the site boundaries. Biodiversity interest within the site itself is limited. The site has good access to the Country Park adjacent to the site.</u></p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/species?</p>	<p><u>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species. Mature trees and hedgerows lie on the northern and western boundaries of the site and should be retained wherever possible and enhanced. Additional hedgerow planting or other habitat creation should be included in line with Para 118 of NPPF.</u></p>

7. Consider the findings of the HRA in site selection and design?	<u>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.</u>
8. Maintain the existing extent of ancient woodland sites?	<u>The development of the site would not affect ancient woodland features. Protection should be given to any individual trees and hedgerows within the site and at site boundaries.</u>
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	<u>Not applicable – the settlement does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.</u>
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	<u>Not applicable – the site does not fall within one of the Council’s current guidance areas</u>
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	<u>The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</u>
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 1</p> <p><u>There are no designated or non-designated biodiversity features within or adjacent to this site. Development of this site may have some limited adverse effects regarding fragmentation of existing habitats, such as trees and hedgerows within the site and along the site boundaries. If the site is developed, there will need to be sufficient habitat for mitigation which may reduce the capacity of the site.</u></p> <p><u>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. Significant in-combination effects may make mitigation for phosphate challenging at this location.</u></p> <p><u>Overall, moderate adverse effects are considered likely against this objective due to the potential impacts on the River Avon SAC and mitigation is considered problematic.</u></p>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	

Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<u>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</u> <u>The site is situated on the northern edge of Salisbury but adjacent to existing residential development. The site is not considered to be within walking distance of the city centre but cycling would be feasible. There is good access to a range of local facilities from this site, including primary and junior schools, retail facilities and employment. There are bus routes operated by Salisbury Reds and Park & Ride services serving this area within walking distance of the site. The nearest bus stop is approx. 480m from the site.</u>
2. Maximise reuse of previously developed land where possible/appropriate?	<u>The site is greenfield and does not meet the strict definition of Previously Developed Land in the NPPF as the building on site was formerly used for agricultural purposes. However, the site does contain a large permanent structure that would be demolished if housing development were to take place, which would remove an unsightly building.</u>
3. Encourage remediation of contaminated land?	<u>The contaminated land position of this site is not known. However, if evidence becomes available which suggests that there may be land contamination, an assessment would be required as part of any future planning application to establish a remediation and mitigation strategy.</u>
5. Ensure the design and layout of new development supports sustainable waste management?	<u>The development of the site will need to support the delivery of sustainable waste management measures and it is considered that development of this site could incorporate an appropriate design and layout that supports sustainable waste management. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</u>
6. Protect and enhance soil quality?	<u>No issues with soil quality are known at this site. In line with national and local planning policy, development of this site should seek to ensure that soil quality and structure are appropriately protected.</u>
7. Protect the best and most versatile agricultural land?	<u>This site does not appear to consist of BMV agricultural land. Also, the site is not in agricultural production and is surrounded by residential development and a Country Park so is unlikely to ever be used for agricultural purposes.</u>
8. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working	<u>The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</u>

potential?	
Assessment outcome (on balance) 0	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p><u>This is a small greenfield site which, although not meeting the strict NPPF definition of Previously Developed Land, contains a large disused former agricultural storage building and former storage yard. It is not in agricultural use or is likely to be.</u></p> <p><u>The site is situated on the northern edge of Salisbury but adjacent to existing residential development. The site is not considered to be within walking distance of the city centre but cycling would be feasible. There is good access to a range of local facilities from this site, including primary and junior schools, retail facilities and employment.</u></p> <p><u>There are no known contamination issues. The site is not within a Minerals Safeguarding Area or designated safeguarding zone.</u></p> <p><u>Overall, development of this site is considered likely to have neutral effects against this objective.</u></p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<u>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water. There is limited capacity downstream in local sewers.</u>
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<u>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewerage infrastructure to cope with demand, but some network reinforcement may be required. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</u>
3. Ensure the installation of water	<u>In developing the site for housing, consideration would need to be given to the installation of water saving measures</u>

<p>saving measures such as rainwater harvesting and water metering?</p>	<p><u>e.g. water harvesting and water metering, in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures/technologies and no adverse effects are foreseen.</u></p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p><u>Where appropriate, the development of this site may need to make provision for on-site surface and foul water drainage which is considered possible on this site. There is limited capacity downstream in local sewers.</u></p> <p><u>This is a groundwater area. Surface water systems must be sealed as per sewers. Soakaways/Infiltration will not work. Local parish data suggests that heavy rain in the area can lead to mud debris running downhill to the west of the site.</u></p> <p><u>Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces.</u></p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p><u>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. This is a groundwater area. Surface water systems must be sealed as per sewers.</u></p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p><u>The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading which will need to be considered further. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction.</u></p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p><u>Residential development on this site will lead to a small increase in demand for water in the area. There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand, but some network reinforcement may be required and there is limited capacity in local sewers. It would need to be confirmed whether any network reinforcement is necessary to maintain satisfactory service levels.</u></p> <p><u>This is a groundwater area. Surface water systems must be sealed as per sewers. Soakaways/Infiltration will not work. Local parish data suggests that</u></p>	

heavy rain in the area can lead to mud debris running downhill to the west of the site.

The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading. Potential impacts of increased water abstraction and sewage discharges will need to be considered further.

Overall, development of this site will lead to a small increase in demand for water but there are significant issues of concern, as highlighted, due to its location within the catchment of the Hampshire Avon. Overall, moderate adverse effects are considered likely against this objective.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p><u>Development of the site for housing is likely to lead to some short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage), but given the size of the site not likely to be significant. Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. However, the site does not fall within the Air Quality Management Area (AQMA) designations in Salisbury.</u></p> <p><u>The site is adjacent to existing residential development and considered to have good access to a range of local facilities from this site, including primary and junior schools, retail facilities and employment. There are bus routes operated by Salisbury Reds and Park & Ride services serving this area. The nearest bus stop is approx. 480m from the site.</u></p> <p><u>Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</u></p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p><u>The site is adjacent to existing residential development and therefore is already affected by noise and light pollution from other residential dwellings and street lighting. Mitigation measures to limit impacts of noise and light pollution on adjacent Country Park would need to be developed and implemented. However, there are no significant concerns.</u></p> <p><u>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented.</u></p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p><u>Generation of NO₂, SO₂ and PM₁₀ is most likely to arise from residents' private car usage as will be the case with any new residential development. Given the small size of the site, significant increases in vehicle movements are not envisaged.</u></p>

4. Seek to reduce development in or near to AQMAs ¹⁵¹ ?	<u>The site does not fall within or near to the Air Quality Management Area (AQMA) designations in Salisbury. No significant effects are likely from development of this site. Development of the site for housing may have some minor adverse impacts on this designation but it is considered unlikely to lead to a significant exacerbation of local air quality issues and/or legal compliance targets.</u>
5. Ensure that air quality impacts on local biodiversity sites are avoided?	<u>While development of the site may lead to a small increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	<u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u> <u>This site is considered to have good access to a range of services and facilities in the local area but vehicle usage is still likely to increase in the area.</u>
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	<u>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
Assessment outcome (on balance) -	

¹⁵¹ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

SUMMARY OF SA OBJECTIVE 4	
<u>No significant effects are considered likely from development of this site. Development of the site for housing is likely to have some minor adverse effects against this objective due to a likely small increase in vehicle movements in the local area with some short-term (construction) and long-term (occupation) impacts on local air quality. Mitigation measures to limit impacts of noise and light pollution on adjacent Country Park would need to be developed and implemented.</u>	
<u>This site is not situated within or adjacent to the Air Quality Management Areas (AQMA) in Salisbury. This site is considered to have good access to a range of services and facilities in the local area.</u>	
<u>Overall, development of this site is likely to have minor adverse effects against this objective.</u>	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	<u>Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These are not likely to be significant.</u>
2. Promote the development of renewable and low carbon sources of energy?	<u>Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal.</u>
3. Promote energy efficiency in buildings and new development?	<u>Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.</u>
4. Minimise contributions to climate change through sustainable building practices?	<u>Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices. Emissions from this site are not expected to be significant.</u>
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5a	
<u>Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction</u>	

<u>and occupation of the development. These are not likely to be significant.</u>	
<u>Overall, minor adverse effects are considered likely against this objective.</u>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<u>The site is located within Flood Zone 1. Local parish data suggests that heavy rain in the area can lead to mud debris running downhill to the west of the site.</u> <u>The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</u>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<u>It is considered that any future development of this site could incorporate appropriate measures to adapt to the predicted future impacts of climate change, through site design and layout. As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience hotter summers, milder winters, increased periods without rain, increased intensity in rainfall and more extreme weather events.</u> <u>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</u>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems (SuDS)?	<u>The site has the potential to accommodate appropriate SuDS measures to manage surface water run-off from built form. However, this is a groundwater area. Surface water systems must be sealed as per sewers. Soakaways/infiltration will not work. Any discharge into the local watercourses must be at a controlled rate.</u>
4. Minimise the risk of flooding to people and property (new and existing development)?	<u>The site is located within Flood Zone 1. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size.</u>
5. Protect and enhance the natural function of floodplains?	<u>The development of the site will not affect the natural function of floodplains. The nearest area of floodplain is approx. 1km to the east of this site.</u>
Assessment outcome (on balance) -	

SUMMARY OF SA OBJECTIVE 5b

The site is located within Flood Zone 1. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. Local parish data suggests that heavy rain in the area can lead to mud debris running downhill to the west of the site.

This is a groundwater area. Surface water systems must be sealed as per sewers. Soakaways/infiltration will not work. Any discharge into the local watercourses must be at a controlled rate.

Overall, given its location within Flood Zone 1, minor adverse effects are considered likely against this objective.

SA objective 6. Protect, maintain and enhance the historic environment

Decision Aiding Questions. Will the development site...

<p>1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?</p>	<p><u>The site does not fall within or adjacent to any heritage designations and is not in the vicinity of any listed buildings. The boundary of the Old Sarum Conservation Area lies approx. 300m to the north of this site. However as the site lies in a levelled dip below the ridge, it appears likely that any sensitively designed and appropriately located residential development would not encroach into longer range significant views. The ridge itself is very important to the setting of Old Sarum Castle, Old Sarum Airfield, the cathedral and the city as a whole, and details of any harm should be confirmed prior to any planning application.</u></p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p><u>The site is considered to have low archaeological potential. This site was evaluated in 2016 and a small number of archaeological features found. No further evaluation is required but likely that there will be a need for an archaeological condition to secure mitigation prior to any development.</u></p> <p><u>Historic Landscape Characterisation sensitivity is considered to be low. The site is described as modern building and planting set in an area of former downland. Modern character and development obscures the previous landscape character which in any case is commonplace.</u></p>
<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p><u>The site does not contain any historical buildings or buildings of significant local interest. As such, no opportunity to reuse historical buildings or buildings of significance is presented. The demolition of an unsightly modern building may also help to improve the character of the area.</u></p>
<p>4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the</p>	<p><u>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. The site does not fall within or adjacent to any conservation areas/heritage designations and is not in the vicinity of any listed buildings. The development of the site would have the potential to appropriately protect and enhance designated heritage assets</u></p>

management objectives of Conservation Areas?	<u>according to their significance. The demolition of an unsightly modern building may also help to improve the character of the area.</u>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	<u>Development of this site is unlikely to contribute to saving any heritage sites identified as being at risk. There are no buildings on the HE 'at risk' register within proximity of this site.</u>
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	<u>The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.</u>
Assessment outcome (on balance) 0	
<p>SUMMARY OF SA OBJECTIVE 6</p> <p><u>The site does not fall within or adjacent to any heritage designations and is not in the vicinity of any listed buildings. The boundary of the Old Sarum Conservation Area lies approx. 300m to the north of this site. However as the site lies in a levelled dip below the ridge, it appears likely that any sensitively designed and appropriately located residential development would not encroach into longer range significant views. Development of the site for housing could deliver housing that maintains and enhances the distinctiveness of settlements through high quality design and the demolition of an unsightly modern building may also help to improve the character of the area.</u></p> <p><u>The site is considered to have low archaeological potential. Historic Landscape Characterisation sensitivity is also considered to be low.</u></p> <p><u>Overall, neutral effects are considered likely against this objective.</u></p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p><u>Site is within the Special Landscape Area. The site is located in a rural fringe setting adjacent to existing residential development to the east but open countryside to the north, west and south. Development of the site would result in the loss of a large derelict barn and land that is not in agricultural use which contains grassland and scrub.</u></p> <p><u>A robust landscape strategy and infrastructure is required to allow any development to appear as a natural</u></p>

	<p><u>extension to Hampton Park.</u></p> <p><u>The Landscape Character of this site falls within the High Chalk Plain (3B Salisbury Plain East) typology, according to the Wiltshire Landscape Character Assessment¹⁵².</u></p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	<p><u>In accordance with local plan policy and guidance, the development of the site for housing could offer some Green Infrastructure but it is not large enough to deliver a network of multifunctional GI. There would be a requirement for a GI buffer to any mature trees and hedgerows within and adjacent to the site.</u></p>
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	<p><u>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces, and would offer good access to the adjacent Country Park.</u></p>
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁵³ ?	<p><u>The site does not fall within the boundary or near to any statutory landscape designations.</u></p>
5. Protect rights of way, open space and common land?	<p><u>There are no designated PROWs, open space or common land within the site. There are several informal footpaths near to the site which would could be maintained through development of the site.</u></p>

¹⁵² Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

¹⁵³ Cotswold AONB, Cranbourne Chase and West Wiltshire AONB, North Wessex Downs AONB

6. Protect the Western Wiltshire Green Belt from inappropriate development?	<u>Development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.</u>
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 7	
<u>There are no statutory landscape designations affecting this site but it is within a Special Landscape Area. The site is located in a rural fringe setting adjacent to existing residential development to the east but open countryside to the north, west and south. Development of the site would result in the loss of a large derelict barn and land that is not in agricultural use which contains grassland and scrub.</u>	
<u>A robust landscape strategy and infrastructure is required to allow any development to appear as a natural extension to Hampton Park. There is good access from this site to the adjacent Country Park. There would be a requirement for a GI buffer to any mature trees and hedgerows within the site and along the site boundaries.</u>	
<u>Overall, some minor adverse effects on the landscape are likely but the site is adjacent to existing residential development and there is potential for mitigation measures to reduce the extent of any effects.</u>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	<u>The development of the site for housing would help the local supply of affordable houses in accordance with national policy and local plan policy requirements.</u>
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	<u>In accordance with local plan policy and national standards, the development of this site is capable of delivering a small number of high quality, sustainable homes of different types and tenures. The development of this site will have some benefits in terms of providing different house types, sizes and tenures to meet some of the housing needs of a cross-section of the community.</u>
3. Ensure adequate provision of land to meet housing needs?	<u>In accordance with national policy/local plan policy, the allocation of the site would help increase housing supply to meet local and HMA housing needs.</u>
4. Have regard to the settlement hierarchy?	<u>In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. Salisbury, designated as a Principal Settlement in the Core Strategy, has the ability to support sustainable patterns of growth</u>

	<u>through its level of facilities, services and employment opportunities.</u>
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	<u>In accordance with local plan policy, the allocation of the site for housing would assist in providing a small increase in local workforce for local businesses.</u>
6. Consider the emerging Neighbourhood Plans?	<u>It is understood that work on a Salisbury neighbourhood plan has commenced by the city council but is not at an advanced stage.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	<u>In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Salisbury. It would not prejudice the delivery of suitable and sustainable development in rural communities.</u>
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 8	
<u>Delivery of this site for approximately 15 dwellings would contribute towards Wiltshire's and Salisbury's housing supply. A development on this site would help to meet some local housing need in accordance with the policies of the Core Strategy, and has the potential to deliver a small number of affordable units alongside open market units. Overall allocation of this site would largely meet the aim of SA Objective 8 and minor benefits are considered likely against this objective.</u>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	<u>In accordance with national policy/local plan policy, the development of the site could provide opportunities for high quality design and layout that would enable social integration with adjacent residential areas. This site has also attracted some antisocial behaviour in the past, including vandalism and graffiti to the existing building, and residential development may allow increased passive surveillance from neighbouring properties.</u>
2. Promote design of buildings and spaces to reduce obesity?	<u>In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide opportunities to enable residents and non-residents to be physically active through appropriate design and provision of some public open space. There are accessible walking and cycling routes to local services and facilities and the adjacent Country Park allows significant opportunities for outdoor recreation. Greentrees primary and junior schools are also within walking distance of the site, allowing parents and children to be able to walk to school.</u>

3. Promote the design of buildings and spaces to meet the changing needs of the population?	<u>In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing needs of the population. This could include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.</u>
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<u>This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby.</u> <u>On the basis of evidence supplied by the Wiltshire Clinical Commissioning Group (WCCG), all 6 GP surgeries in Salisbury face capacity issues with expected population increase in Salisbury to 2026 and an impact assessment would be required. If this site was developed for housing, mitigation would be required to support additional patient capacity, although this number of dwellings would not be likely to create significant additional pressures on local surgeries.</u>
5. Maximise opportunities within the most deprived areas?	<u>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation and increase social inclusion in the area. There would be some social and economic benefits for the Salisbury area through housing provision, short-term construction jobs and a larger workforce for local businesses.</u>
6. Reduce rural isolation, including access to services for those without a car in rural areas?	<u>Development of this site in Salisbury is unlikely to reduce rural isolation to any great extent as the housing will be located in Salisbury and will be meeting the needs of Salisbury primarily.</u>
7. Support the development of community campuses?	<u>In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of the Five Rivers Health and Wellbeing Centre.</u>
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<u>This site is very close to Greentrees Primary School but the school is full and cannot be expanded. Therefore a full contribution would be required for additional places at the new Longhedge Primary School which has not yet been built. The additional secondary places would be provided by expanding Sarum Academy.</u>
Assessment outcome (on balance) 0	
<p>SUMMARY OF SA OBJECTIVE 9</p> <p><u>The provision of approximately 15 dwellings is likely to be mainly positive against this objective. Housing provision will help to reduce poverty and deprivation in the local and wider community through provision of a range of house sizes and tenures and help to promote more inclusive and self-contained communities. Housing provision will also provide some short-term construction jobs and a larger workforce for local businesses.</u></p>	

<p><u>The issue of capacity problems in local GP surgeries is not likely to be significantly exacerbated by a development of this size. This site is not considered to be within walking distance of the nearest GP surgeries which are located in the city centre but there is public transport availability nearby.</u></p> <p><u>This site is very close to Greentrees Primary School but the school is full and cannot be expanded. Therefore a full contribution would be required for additional places at the new Longhedge Primary School which has not yet been built. The additional secondary places would be provided by expanding Sarum Academy.</u></p> <p><u>Considering the benefits of housing development against this objective but also considering the primary education constraints highlighted and the fact that a new primary school at Longhedge has not yet been built, development of this site is considered likely to have neutral effects against this objective.</u></p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p><u>In accordance with national policy/local plan policy and best practice, the allocation and development of the site could potentially provide opportunities to improve cycling and walking routes to local services/facilities/employment.</u></p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p><u>In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.</u></p>
<p>3. Improve the jobs/homes balance, to reduce out-commuting?</p>	<p><u>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</u></p>
<p>4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?</p>	<p><u>The site is not within reasonable walking distance to the city centre, and it is inevitable that residents will make car journeys to access facilities and services in and around the city, and elsewhere. However, the site is small and has good access to a range of local services, facilities and employment and significant impacts are not expected.</u></p> <p><u>Neal Close is clearly laid out with a view to future extension and this has been confirmed as being suitable in highway terms.</u></p>

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 10

The site is not within reasonable walking distance to the city centre, and it is inevitable that residents will make car journeys to access facilities and services in and around the city, and elsewhere. However, the site is small and has good access to a range of local services, facilities and employment and significant impacts are not expected.

Overall, this site is considered as having minor adverse effects against this objective.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	<u>This site is not in a city centre location. Development of this small site is not considered likely to have significant benefits for any regeneration opportunities in the city centre.</u>
2. Support the rural economy?	<u>The site would slightly increase the number of homes in Salisbury and thereby increase the population of the area. This would potentially assist in the support of rural services and facilities.</u>

Assessment outcome (on balance) +

SUMMARY OF SA OBJECTIVE 11

Development of approx. 15 dwellings would slightly increase the local population and could contribute to the local economy through use of local shops, services and facilities. Development of this site will create some construction jobs in the short-term and provide an increased workforce for local businesses in the medium-long term. No adverse effects are thought likely.

Overall, minor benefits are considered likely against this objective.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	<u>Development of the site would not lead to the loss of designated employment land. Development of the site for housing would have the potential to support the vitality and viability of existing employment areas. No adverse effects are foreseen.</u>
2. Provide a focus for development in Salisbury and Trowbridge?	<u>In accordance with local plan policy, the development of the site for housing would focus development in Salisbury, a Principal Settlement. Development would support local businesses and provide an increased workforce for local businesses.</u>
Assessment outcome (on balance) +	
<p>SUMMARY OF SA OBJECTIVE 12</p> <p><u>Development of the site would not lead to the loss of designated employment land. Development of the site for housing would have the potential to support the vitality and viability of existing employment areas. No adverse effects are foreseen.</u></p> <p><u>Overall, minor benefits are considered likely against this objective.</u></p>	

Site s1057 - Land rear of Bulbridge Road, Wilton

Site context	
Site size: 13.40ha Site capacity: approximately 161 dwellings	
The site is a large area of agricultural land on the south west edge of Wilton, immediately west of housing on Bulbridge Road and south of Burcombe Lane and Randall's Croft Road. A restricted byway (WILT10) runs along part of the western boundary of the site and marks the edge of the Cranbourne Chase and West Wiltshire Downs AONB. The site slopes down towards northern and eastern boundaries of the site with the south west corner of the site being the highest point, which is exposed in the landscape.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	<p>The site is approx. 325m from the River Avon System SSSI and is within the catchment of the River Avon SAC associated with the River Nadder to the north. The site is also situated close to Ugford Meadow County Wildlife Site (CWS) and less than 1km from Hare Warren CWS and Rudder Down CWS. Due to the physical distance between the site and these CWS designations, there is unlikely to be an effect should the site be developed. An ecological assessment would be required to support any planning application.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading and habitat loss / damage. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.</p>
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as through improvement and connection to the adjacent public right of way network and retention and enhancement of habitat features through publicly accessible parts of the site.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.

necessary?	
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site contains hedgerows, a UK BAP priority habitat and should be retained as part of any development of the site.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage.
8. Maintain the existing extent of ancient woodland sites?	The site is not located close to any areas of Ancient Woodland.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – Wilton does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 1	
<p>The site comprises agricultural land on the south west edge of Wilton, part of which is already allocated under ‘saved’ housing allocation policy H15 Wiltshire Core Strategy (Salisbury District Local Plan). There are three CWS located within 1km of the site but none are likely to be affected as a consequence of housing development on the site.</p> <p>The site is approx. 325m from the River Avon System SSSI and SAC associated with the River Nadder. An ecological assessment would be required in support of any</p>	

<p>planning proposals for the site in order to determine potential mitigation measures but also to explore biodiversity gains.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased phosphate loading, and habitat loss / damage. An appropriate assessment would also be required if the site is taken forward into any subsequent stage of the selection process. Significant in-combination effects may make mitigation for phosphate challenging at this location.</p> <p>Overall it is considered that the likely effects would be moderate adverse against SA Objective 1 and mitigation is considered problematic.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is situated on the edge of Wilton, a Local Service Centre which contains a good range of services and facilities serving the settlement and its surrounding villages. The site is approx. 1km from the town centre, but has good access to a regular bus services, including direct services to the Wilton park and ride site. Notwithstanding this, future residents are likely to rely upon use of the private car to travel to Salisbury for larger convenience shopping. The site occupies a peripheral location on the edge of residential development and countryside, and it would be appropriate for any development of the site to reflect this transition, which may limit opportunities to maximise development density. There would also need to be a degree of landscape mitigation and sensitive design due to the site's adjoining the AONB to the west.</p>
<p>2. Maximise reuse of Previously Developed Land where possible/appropriate?</p>	<p>The site is greenfield and does not appear to include any previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>The site is located on greenfield land, as opposed to brownfield i.e. previously developed land. On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team</p>
<p>5. Protect and enhance soil quality?</p>	<p>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. If evidence comes forward to reveal that soil quality is high then in line with national and local planning policy, where feasible the development of the site will be maximised appropriate to its location in order to minimise such loss.</p>
<p>6. Protect the best and most versatile</p>	<p>The agricultural land classification of the eastern part of the site is Grade 3b, the loss of which has already been accepted</p>

agricultural land?	through an extant housing allocation. No evidence is available for the remainder and further assessment would be required. Overall, given the size of the site minor adverse effects are anticipated.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p>The site is greenfield and available evidence suggests part of the site is not BMV. No evidence is available for the remainder and further assessment would be required. The site is situated on the edge of Wilton which contains a good range of services and facilities serving the settlement and its surrounding villages. The site is approx. 1km from the town centre, but has good access to a regular bus services including a direct service to the park and ride site. Notwithstanding this, given the range of services, employment and facilities, residents are likely to rely upon use of the private car to reach Salisbury. The site occupies a peripheral location on the edge of residential development and countryside, and it would be appropriate for any development of the site to reflect this transition, which may limit opportunities to maximise development density.</p> <p>Overall, the likely effects are considered to be minor adverse against SA Objective 2.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. There is capacity to supply any new development with water the site with water. In relation to the sewerage network, limited capacity currently exists and an appraisal would be required to determine the necessity for improvement works. Surface water flood risk is identified on the western boundary and should not be exacerbated.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area particularly in the light of capacity constraints associated with foul drainage.
3. Ensure the installation of water saving measures such as rainwater	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water

harvesting and water metering?	utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. Surface water flood risk is identified on the western boundary. Ground conditions may render the site be susceptible to seasonal groundwater levels which would require further monitoring in accordance with the Council's Groundwater Strategy. Mitigation might reduce the developable area.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. Source Protection Zone 1, 2 and 3 cover much of the site with a small area outside of these zones. Consultation with the Environment Agency would be required to determine the likely effects of development within the areas identified within the Source Protection Zone.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon and in a high risk catchment for phosphate loading. The Lower Avon sub-catchment is not understood to be at risk of low-flows from abstraction.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 3	
<p>A sufficient water supply could be provided to the site however there is limited capacity for the sewerage network to accommodate additional demand. Consequently, a capacity appraisal would be required. There would be a need for long sewer capacity improvements downstream. Monitoring would be required to determine groundwater levels and suitable storm water disposal system which may have an impact on the size and area of development. Any development of the site would need to comply with the emerging Groundwater Strategy document. There are records of some minor surface water flood risks on the western boundary. Much of the site is located within Source Protection Zones 1, 2 and 3. Consultation with the Environment Agency would be required to determine the likely effects of development within the areas identified within the Source Protection Zone.</p> <p>Overall, development of the site is considered to have a moderate adverse effect on this objective and mitigation could be problematic.</p>	
SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	

Decision Aiding Questions. Will the development site...	
1. Maintain and improve local air quality?	<p>Development of this site is likely to increase traffic on local roads, which may impact on local air quality. Wilton is not within an Air Quality Management Area (AQMA) however the Wilton Road AQMA extension forms one of three AQMAs in Salisbury. The council will need to satisfy itself that the proposed development will not cause deterioration within it or lead to further extensions or declaration of new areas within Wilton.</p> <p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. However it is recognised that the site is approx. 1km distance to the centre of the town which could be accessed on foot or cycle, and the site benefits from being reasonably well located to the local bus service. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air</p>

particulates?	quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ¹⁵⁴ ?	Wilton Road AQMA has recently been extended towards Wilton along the A36 (T). Any proposed development must not result in deterioration within it or lead to further extensions or declaration of new areas within Wilton.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 4	
<p>The Air Quality Management Area on the A36 (T) Wilton Road has recently been extended. Any proposed development must not result in deterioration within it or lead to further extensions or declaration of new areas within Wilton.</p> <p>The site is situated on the south western edge of Wilton, and is located approx. 1km from the centre of the settlement. Overall residents are likely to rely upon use of</p>	

¹⁵⁴ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

the private car to reach larger services and facilities that are not available in Wilton and there are likely to be some negative impacts arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Mitigation measures would need to be developed in accordance with national and local plan policy. However it is recognised that the site is approx. 1km distance to the centre of the town which could be accessed on foot or cycle, and the site benefits from being reasonably well located to the local bus service. There is no evidence at this stage to suggest that there are any other specific sources of pollution likely to affect the site.

Overall it is considered that development of the site would have a minor adverse effect against this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon

<p>energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse impact in relation this SA objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Surface water flood risk exists on the western boundary of the site and development should not exacerbate this. A Flood Risk Assessment would be required in support of any development proposals.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>The site is located within Flood Zone 1 however surface water flood risk is located on the western boundary. The site may be susceptible to seasonal groundwater levels which will require monitoring to determine a suitable storm water disposal system. This could have an impact on the size and area of development. Any development of the site would need to comply with the Council's Groundwater Strategy.</p>
<p>4. Minimise the risk of flooding to people and property (new and existing</p>	<p>There are records of some minor surface water flood risks on the western boundary, and any future planning application would need to be supported with evidence to mitigate any likely impacts. A Flood Risk Assessment would be require due to</p>

development)?	the size of the development.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5b	
<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses, although there is some surface water flood risk on the western boundary. There is underlying chalk to this site which may be susceptible to seasonal groundwater levels. Monitoring would be required to determine a suitable storm water disposal system which may have an impact on the size and area of development. Any development of the site would need to comply with the Council's Groundwater Strategy. A Flood Risk Assessment will be required to support any future planning applications of 1ha or more. On balance the effects on this objective are considered to be minor adverse.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	Wilton House Registered Park & Garden is located approx. 150m from the site, with existing housing development between. The site is spatially separated from Wilton Conservation Area, listed buildings, and scheduled monuments. It is considered that development of the site would not have any significant impact on these heritage assets.
2. Ensure appropriate archaeological assessment prior to development?	An assessment of the archaeological potential has been carried out and the sensitivity of this site is 'Medium', as there are known archaeological features. An archaeological assessment would be required as part of any future planning application. The historic landscape of the site has been assessed as 'low', and is characterised as modern fields created by altering post medieval fields. This is a common/frequent landscape character.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site does not contain any buildings of historical merit and there is no opportunity to reuse historical buildings or buildings of significance.
4. Maintain and enhance the character	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains

and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	and enhances the distinctiveness of settlements through high quality design. The site is separated from the Wilton Conservation Area, and there would be no effect on its historic character.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	The site does not contain any features of historical merit and therefore there is no opportunity to contribute to 'saving' heritage sites identified as being 'at risk'.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 6	
<p>Wilton House Registered Park & Garden is located approx. 150m from the site, albeit separated by an existing residential development. There are no listed buildings, scheduled monuments or Conservation Areas located close to the site. Accordingly, development of the site would not affect any heritage assets or their significance. The site has low historic landscape character, however the archaeological potential is identified as medium. This will require further assessment should the site be developed. It is considered that development of the site would have a minor adverse effect on the historic environment.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The site lies outside but adjacent to (on its western edge) the Cranborne Chase and West Wiltshire Downs AONB. In terms of landscape character the site falls within the Wooded Downland typology. This landscape character is described as being of strong character and is good condition. The County Landscape Character Assessment defines the strategy for this type of landscape as one of conservation. The development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside, such as through implementation of landscape buffers, green Infrastructure, and sensitive design. Landscaping at the site edges could be enhanced to contain development, particularly on the boundary with the AONB.

2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	The development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁵⁵ ?	The development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. The site lies outside of the Cranborne Chase and West Wiltshire Downs AONB, albeit adjoining the boundary on its west edge. The site is located within a Special Landscape Area (saved policy C6). Development of the site would need to be delivered in a manner which responds to the landscape sensitivities in this area.
5. Protect rights of way, open space and common land?	The western site boundary adjoins restricted byway WILT10. The character of the PROW would be altered by the residential development of the site, and given that the PROW occupies a location within the setting of the AONB it is likely that a landscape buffer to the PROW would need to form part of any future development of the site. This could be achieved, given the size of the site.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	

¹⁵⁵ Cotswold AONB, Cranborne Chase and West Wiltshire Downs AONB, North Wessex Downs AONB

SUMMARY OF SA OBJECTIVE 7	
<p>The site comprises agricultural land on the south west edge of Wilton The site is open in character, sloping gently upwards towards the south. The site lies outside of the Cranborne Chase and West Wiltshire Downs AONB, albeit adjoining the boundary on its west edge. Development of the site would need to be delivered in a manner which responds to the landscape sensitivities in this area. The western site boundary adjoins restricted byway WILT10. The character of the PROW would be altered by the residential development of the site, and given that the PROW occupies a location within the setting of the AONB it is likely that a landscape buffer to the PROW would need to form part of any future development of the site. This could be achieved, given the size of the site. The likely effects are considered to be minor adverse against this objective.</p>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site is capable of delivering high quality, sustainable homes of different types and tenures. The development of this site will have some benefits in terms of providing different house types, sizes and tenures.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	The allocation and development of the site would respond to the Core Strategy settlement hierarchy, by delivering housing at a Local Service Centre.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	Wilton Town Council have a designated neighbourhood area. On the basis of evidence available, emerging work towards a neighbourhood plan for Wilton is not sufficiently advanced that it can deliver certainty of supply in the local area to meet housing needs in the Salisbury and Wilton area, and therefore it will be appropriate to allocate land for housing through the Sites DPD to meet requirements over the remainder of the Core Strategy plan period.
7. Provide for an adequate range of housing in rural areas, whilst avoiding	Wilton is a Local Service Centre its role is providing for its significant rural hinterland. As such it can assist in the provision

isolated dwellings?	of housing that avoids isolated dwellings.
Assessment outcome (on balance) + + +	
SUMMARY OF SA OBJECTIVE 8	
<p>The whole SHLAA site provides capacity for approximately 161 residential units (though this may be reduced through the mitigation set out in this assessment). Development of the site would contribute towards Wiltshire's housing supply and would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Other policies in the Core Strategy also require a mix of housing by affordability, tenure and size. Overall the effects on this objective are considered to be major positive.</p>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of this site could provide opportunities to enable residents and non-residents to be physically active through appropriate design and provision of public open space and children's play areas and accessible cycling and walking routes to local services/ facilities/ employment. The allocation and development of the site could potentially provide opportunities to improve cycling.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The site within the catchment area of Wilton Health Centre and The Orchard Partnership Surgery. Mitigation would be required to support additional patient demand from the development of the site.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Wilton area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is within Wiltshire 054F LSOA, identified as amongst the 40% most deprived

	neighbourhoods in the country. Development of this site is likely to provide opportunities to address deprivation experienced in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Salisbury and Wilton primarily. Housing development on the site would provide an opportunity for services and facilities at the Local Service Centre to be supported and remain viable as well as create the potential demand for new services. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>The site is in the catchment of Wilton and Barford Primary school however this school is at capacity and cannot be expanded any further. A new school would be required to accommodate housing growth in Wilton. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered.</p> <p>All existing secondary schools in Salisbury (including academies) are capable of being expanded to cater for additional pupil numbers.</p> <p>Given the primary education constraints highlighted and the need for a new primary school to be provided, moderate adverse effects are considered likely against this objective.</p>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 9	
<p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The development of the site would provide housing in a location with a reasonable level of access to the services and facilities in Wilton, albeit these are limited and future residents may need to travel further afield for large convenience goods and employment opportunities. The site has good access to bus services. The site is within the catchment area of Wilton Health Centre and The Orchard Partnership Surgery which are located approx. 1.3km and 900m from the site, respectively. Mitigation would be required to cater for additional patient demand.</p> <p>There is no capacity at the primary school and a new school would be required onsite to accommodate any further housing development in Wilton. Provision of land for a new primary school on the site itself is considered unlikely given the size of the site and anticipated number of dwellings that could be delivered. Secondary education is not a constraint to development.</p> <p>In the light of the education constraints, development would be likely to result in moderate adverse effects against SA Objective 9.</p>	

SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could provide opportunities for access to the pedestrian/cycle network with access to local services/facilities/employment. There is a footway opposite the possible entrance to the site on Burcombe Lane and there is the potential to provide one on the southern side also. There is a restricted byway (WILT10) runs along western boundary. The centre of Wilton can easily be reached by cycle.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling routes to local services/facilities/employment.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	This site is considered to be in an accessible location. It will be possible to walk and cycle to a number of significant trip generators in the immediate area. There are retail, health and minor employment facilities in Wilton within 1500m of the site, and the primary school is within 800m. The nearest rail station is at Salisbury 7km distance. The site has good access to a range of bus services to Salisbury and Wilton Hill. Overall residents are likely to use of the private car to reach larger services, facilities and employment opportunities, not available in Wilton.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 10	
The development of the site would provide housing in an edge of settlement location, approximately 1km from the town centre. An extension to the existing footway along Burcombe Lane could be provided to improve walking from the site. Bus stops are within a short walking distance of the site also. Notwithstanding good walking and cycling connections, residents are likely to use the private car to reach larger services, facilities and employment opportunities, not available in Wilton but are in nearby Salisbury. Overall it is considered in the context of SA Objective 10 that the effects are likely to be minor adverse.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in	The site is not within a town centre or employment location but within a sustainable location as defined by the Wiltshire Core Strategy settlement hierarchy. Development of the site would increase the population of the area and as such potentially

town centre locations to aid urban regeneration?	assist in the support of the wider economy and the support of local retail leisure and/or employment opportunities.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. The site is at the edge of a local service centre, and the development of the site has potential to result in benefits for the rural economy.
Assessment outcome (on balance) + + +	
SUMMARY OF SA OBJECTIVE 11	
<p>The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres. The site is at the edge of a local service centre, and the development of the site has potential to result in benefits for the rural economy. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. It is expected that development in this location would support the viability of services and facilities at Wilton and potentially the wider rural economy. Overall it is considered that the effects would be major positive against SA Objective 11.</p>	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to a Local Service Centre in the Salisbury Community Area. While the site is not located at Salisbury, the housing delivered at this settlement would contribute towards the requirement for Salisbury/Wilton combined, and would boost the five year supply position in the Southern HMA.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 12	
<p>Allocation of the site could help to support the vitality and viability of the services and employment in Wilton by increasing the local population who are likely to use these services. Overall it is considered that allocation of this site would largely meet the aim of SA Objective 12 and the effects would be minor positive.</p>	

A.7. Tidworth and Ludgershall Market Town

Tidworth and Ludgershall Market Town - Stage 3 Site Assessment Tables

Site considered in this Area of Search

Site 553 – Land at Empress Way, Ludgershall

Sites being taken forward by Wiltshire Council from this stage to Stage 4

Site 553 – Land at Empress Way, Ludgershall

Ludgershall

Site 553 – Land at Empress Way, Ludgershall

Site context

Site size: 14.89ha Site capacity: approximately 188 dwellings

The site comprises a series of fields on the southern edge of Ludgershall. Land on the west of the site at Granby Gardens is the subject of a development brief prepared by Kennet District Council in 2006 and is allocated for housing. This part of the site is under construction for the delivery of 181 units. The site is formed of open agricultural fields, with public rights of way at the boundaries. The site is flat, and relatively featureless with no existing screening on its east or south boundaries. Access to the site is from Empress Way, and a further potential access route has been approved as part of the Granby Gardens redevelopment site. The site is well located to the town centre.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity

There is a significant hedgerow / tree-line along the eastern boundary of the nursery. Hedgerow field boundaries would need to be retained in the public realm, and protected and enhanced. The northern site boundary abuts a railway line with

restoration?	associated trees and scrub, with potential for reptiles. There is also potential for reptiles in the north-western field (Granby Gardens). Hedgerows, tree lines and adjacent woodland/scrub have potential for use by foraging/commuting bats. There is an opportunity to plant a new hedgerow or create other new habitats along the southern boundary through the existing arable field. The majority of the site comprises arable land. An area of scrub with a spring offsite to the north-eastern corner should be protected with an adequate buffer. Development of this site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundaries. However, the site is currently in arable use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration. There are no Tree Preservation Orders affecting this site. Ecological assessment would be required at planning application stage to determine the extent of habitat/species, and appropriate mitigation.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	Development at the settlement could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through increased water abstraction. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as through improvement and connection to the adjacent public right of way network and retention and enhancement of habitat features through publicly accessible parts of the site.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site has hedgerow boundaries (UK BAP priority habitat), and would need to be

species?	protected accordingly. Ecological assessment would be required at planning application stage to determine the extent of habitat/species, and appropriate mitigation.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 1	
<p>The site adjoins the southern edge of Ludgershall, and comprises agricultural land and a former garden centre site (Granby Gardens) on the western part of the site which is under construction for residential redevelopment. The site has hedgerow boundaries (UK BAP priority habitat) and there is some potential for protected species; ecological assessment at planning application stage would be required to determine potential effects and mitigation. Due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</p> <p>Overall it is considered that the likely effects would be moderate adverse against this objective.</p>	

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the market town of Ludgershall, which benefits from a good range of facilities and infrastructure. The site is on the edge of the settlement although parts of the site are within a reasonable walking/cycling distance to the town. Future residents may still rely on the private vehicle to access some of these services which are not within walking or cycling distance. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence having regard to its prominence in the landscape and the need to reflect local built vernacular.
2. Maximise reuse of previously developed land where possible/appropriate?	The central and eastern part of the site is greenfield and does not appear to include any previously developed land. The site also includes land at Granby Gardens, which would constitute previously developed land, although already benefits from planning permission for the development of housing which is under construction, and would not form part of an allocation.
3. Encourage remediation of contaminated land?	The site (excluding land within the Granby Gardens redevelopment area) is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at the undeveloped part of the site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. However, if the land were to be Grade 1, 2 or 3a best and most versatile agricultural land and given the size of the development and location such a loss would be minor.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.

Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 2	
<p>The central and eastern part of the site (outside of the Granby Gardens redevelopment area) comprises greenfield land which would be lost through development of this site. However, the site adjoins a market town which benefits from a range of facilities and services, and could deliver optimum densities subject to respecting the prevailing densities of surrounding redevelopment, and delivery of mitigation buffers (e.g. landscape and ecology).</p> <p>The agricultural land quality of the site is unknown at this stage. However, if the land is assumed to be best and most versatile agricultural land given the size of the development any such loss would be considered minor adverse.</p> <p>Overall the effects are considered to be minor adverse against this subjective.</p>	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the water supply catchment area of Wessex Water. There is limited capacity available from local distribution mains and a capacity appraisal would be required to confirm network improvements for a large scale development. Network reinforcements may be required. The site is in the sewerage catchment area of Southern Water, and evidence indicates that there are no fundamental reasons why the site could not be allocated. It is likely that investment would be required to deliver additional wastewater treatment capacity and additional capacity in the sewerage network that conveys flows to the wastewater treatment works. It would be important that the timing of new development is co-ordinated with the provision of infrastructure. This is not a constraint to development as additional capacity could be provided by making a connection at the nearest point of adequate capacity.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. A capacity appraisal would be required to confirm network improvements for a large scale development.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.
4. Consider the need for adequate	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage.

<p>provision of surface water and foul drainage?</p>	<p>Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) in accordance with CIRIA Guidance part E chapter 25, where feasible, within any subsequent masterplanning process to control the risk of surface water flooding from impermeable surfaces. The area is within a high ground water level zone thus the effectiveness of soakaways could be an issue, and this would need to be looked at in detail through site investigations. The site is in the sewerage catchment area of Southern Water. There are no identified constraints in this regard. However, additional wastewater treatment capacity and additional capacity in the sewerage network would be required.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site does not fall within a Source Protection Zone.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction will need to be considered further through an appropriate assessment if the site is taken forward into any subsequent stage of the selection process.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p>Infrastructure capacity has been identified as a potential issue which may require reinforcement should the site be allocated. In relation to sewerage infrastructure, additional capacity may also be required but this would not be an overriding reason not to take the site forward.</p> <p>Due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.</p> <p>Overall it is considered that the likely effects would be moderate adverse against this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

	<p>Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within 500m of key services and facilities and therefore accessible by foot and cycle. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing.</p> <p>Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The northernmost part of the site adjoins a railway line which used to service the Army depot (now disused). Most of the Army depot is now subject to planning permission for redevelopment and the railway line does not extend beyond that site. If in the future part of the railway was brought back into use it is unlikely trains would run past this site in large numbers, so the effects are considered to be negligible. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

4. Seek to reduce development in or near to AQMAs ¹⁵⁶ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	The HRA Screening confirmed that while development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with Core Strategy policy CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with Core Strategy policy CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 4</p> <p>The site is located within 500m of some of the services and facilities in the market town of Ludgershall, although overall there are likely to be negative impacts arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Mitigation measures would need to be developed in accordance with national and local plan policy. Overall this site is likely to have minor adverse effects on this objective.</p>	

¹⁵⁶ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5a	
Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Minor adverse effects are therefore predicted on this objective.	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, any proposals for development of this site

location and design of development, ensuring that development can adapt to any future flood risk scenarios?	should be informed by a site specific flood risk assessment (FRA) as the site is greater than 1ha in size. As part of any assessment and drainage strategy for development, groundwater levels should be monitored in accordance with the Council's Groundwater Strategy. In addition, any drainage strategy for the development of the site should have regard to CIRIA guidance, Part E, Chapter 25.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The ability of the site to accommodate SuDS as part of a development scheme is currently unknown. The northern part of the site indicates potential surface flooding and ground water issues. The area is within a high ground water level zone thus the effectiveness of soakaways could be an issue. Site investigation works would be required. Drainage solutions may result in a reduced area being available for buildings.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, consideration would need to be given to the control/management of surface and groundwater.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 5b</p> <p>The site is located fully in flood zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk. A solution for effective surface and groundwater management will need to be demonstrated through site investigations and a Flood Risk Assessment and Drainage Strategy submitted with any future planning application. The FRA/Drainage Strategy for the site would need to be informed by monitoring groundwater in accordance with the Council's Groundwater Strategy as well as CIRIA guidance, Part E, Chapter 25. Mitigation measures might reduce the developable area since the use of SuDS is likely to be problematic. With regard to SA Objective 5b, the likely effects are considered to be minor adverse against this objective.</p>	

SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is located approximately 200m from the boundary of the Ludgershall Conservation Area. The site is separated from the Conservation Area by existing development and development on this site is unlikely to have an impact on the Conservation Area. The site is located approximately 500m from the Ludgershall Castle and Ludgershall village cross Scheduled Monuments (SMs). The site is separated from the SMs by existing development and it is unlikely that development on this site would have a negative impact on these heritage assets. There are no listed buildings in the vicinity of the site.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential/sensitivity of the site is considered to be 'low/medium' and it is noted that archaeological evaluation has already been carried out on part of the site. An archaeological assessment would be required as part of any future planning application on the remainder of the site. The historic landscape sensitivity of this site is considered to be 'low'. The site is described as 'modern fields created by altering post medieval fields', which is a 'common/frequent landscape character'.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing would deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. In accordance with legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is spatially separated from the Ludgershall Conservation Area and there are unlikely to be any effects on this designation.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	In accordance with legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.

obligations?	
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 6</p> <p>Development in this location is unlikely to give rise to significant negative impacts on the historic environment of Ludgershall, although some minor impacts could be expected. On the basis of available evidence, there would be a need to undertake further archaeological assessment as part of any future planning application. Overall the likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>In terms of landscape character the site falls on the eastern edge of the Salisbury Plain East within an area of High Chalk Plain landscape typology. This landscape character is described in the County Landscape Character Assessment as being of strong character and is in good condition. It defines the strategy for this type of landscape as one of conservation of the open and isolated character of the plain along with the vast areas of calcareous grass land and sites of historic interest. Any subsequent masterplanning/planning application process would need to make provision for the continued conservation of the character and appearance of the area.</p> <p>While development may have an urbanising effect on this part of Ludgershall, the site is of a size whereby landscape mitigation could be employed at the site boundaries and throughout the site to mitigate the effects.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management</p>	<p>The site is separated from the North Wessex Downs AONB by the existing development of Ludgershall and it is unlikely that there would be any landscape impact on the AONB arising from development in this location.</p>

objectives, in particular for the three local AONBs ¹⁵⁷ ?	
5. Protect rights of way, open space and common land?	Development in this location would be likely to have an impact on views from various public rights of way, such as LUDG1, LUDG2 and LUDG34, although these footpaths could be retained as part of the development, and there may be an opportunity to enhance these routes. The site is of a size where additional connectivity through the site to existing networks could be achieved. The site is largely formed of agricultural land that is not accessible to the public. The public rights of way that cross the site would need to be retained through any future development of the site. Development in this location would not result in loss of amenity greenspace.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 7</p> <p>The site is largely in agricultural use and is of an open character. While development may have an urbanising effect on this part of Ludgershall, the site is of a size whereby landscape mitigation could be employed at the site boundaries and throughout the site to mitigate the effects. The level of effect would depend on the design of developments and employment of appropriate mitigation.</p> <p>There may be some effect on the local public rights of way network although these could be retained as part of the development, and there may be an opportunity to enhance these routes. The site is of a size which could deliver areas of public open space or green infrastructure within the site.</p> <p>Overall it is considered that the effects would minor adverse against this objective.</p>	

¹⁵⁷ Cotswold AONB, Cranborne Chase and West Wiltshire Downs AONB, North Wessex Downs AONB

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	The allocation and development of the site would appropriately respect the settlement hierarchy, by delivering a significant number of homes at the market town of Ludgershall.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	The allocation of the site for housing would assist in increasing availability of accommodation for the local workforce.
6. Consider the emerging Neighbourhood Plans?	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Ludgershall.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Ludgershall, and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
Assessment outcome (on balance) + +	
SUMMARY OF SA OBJECTIVE 8	
<p>The site is a large site that could contribute considerably towards Wiltshire's housing supply. The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Other policies in the Core Strategy also require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. It is considered that allocation of this site would have moderate positive effects</p>	

against this objective.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site could provide opportunities for high quality design and layout that could enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could provide opportunities to improve cycling and walking routes to local services/ facilities/ employment.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The site would be sustainably located with opportunities to access local health facilities, including The Castle Surgery (approximately 500m distance) and Salisbury Plain Health Partnership – Ludgershall Surgery (approximately 600m distance). Ludgershall town is well served for GP surgeries.
5. Maximise opportunities within the most deprived areas?	<p>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Ludgershall area through housing provision, short-term construction jobs and a larger workforce for local businesses.</p> <p>This site is not within one of Wiltshire’s most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. Development of this site is not likely to have any adverse effects on deprived areas but likely to contribute to improving poverty and deprivation levels in this area.</p>
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Tidworth and Ludgershall primarily.
7. Support the development of community campuses?	In accordance with the council’s Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.

<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?</p>	<p>With both civilian and military housing planned in the area, a new primary school on the Corunna Barracks site is due to be opened in Sept 2019. The new school will have up to 420 places and will be able to accommodate the planned military moves and housing already identified in the Housing Land Supply Statement 2016 (including WCS strategic allocation at Drummond Park). Forecasts suggest that there would be space in the school for a maximum of 50 additional pupils, which would enable a maximum of another 150 houses to be approved in the area. This will be a consideration in determining the level of additional housing that can be planned for in this area. An additional new primary school may be required to accommodate pupil numbers from significant further development in the area, over and above this number.</p> <p>With regard to secondary education, Wellington Academy is currently being expanded to cater for the pupils that will soon begin moving into the secondary phase. A further phase of expansion will be required to meet the demands of army rebasing and more housing.</p>
<p>Assessment outcome (on balance) -</p>	
<p>SUMMARY OF SA OBJECTIVE 9</p> <p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities, including a Tesco Express which is accessible from Empress Way via a pedestrian crossing over the railway line. The site is well located to the settlement. The site is also within an accessible distance to The Castle Surgery (approximately 500m distance) and Salisbury Plain Health Partnership – Ludgershall Surgery (approximately 600m distance), which are also accessible via the pedestrian crossing over the railway line. Ludgershall town is well served for GP surgeries premises.</p> <p>Forecasts suggest that there would be space for a maximum of 50 additional primary pupils at the new school on the Corunna Barracks site, which would enable a maximum of another 150 houses to be approved in the area. An additional new primary school may be required to accommodate pupil numbers from significant further development in the area, over and above this number. Site 533 has an approximate capacity of 188 dwellings. There is also pressure on secondary provision in the area, which would require further expansion. Overall it is considered that this site would have a minor adverse effect against this objective.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p>There are connecting footways on Empress Way which could be extended into the site to provide pedestrian accessibility. There is also scope to create connections to the existing PRow network, and provide safe cycling accessibility.</p>
<p>2. Ensure new development incorporates facilities and</p>	<p>Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to</p>

infrastructure for cyclists?	provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities, including a Tesco Express which is accessible from Empress Way via a pedestrian crossing over the railway line. The site is well located to the settlement. Future residents may still choose to rely on a private vehicle for some trips.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 10	
<p>The site adjoins a market town which benefits from a good range of services, facilities and employment opportunities. The site is in an edge of town location, where residents could reasonably make sustainable transport choices other than the private car to reach services and facilities in the town centre. Andover Road, Ludgershall is served by bus stops which form part of the Salisbury – Amesbury – Tidworth – Andover ‘activ8’ service. The service is frequent and regular. Pedestrian access to Andover Road is via the railway crossing from Empress Way. Development in this location provides for reasonably good access to a range of services and facilities. There is a concern that the junction in the town centre, Memorial Junction, will suffer excessive delays as a result of a large development which would need to be mitigated. Overall it is considered that this site would have a minor adverse effect against this objective.</p>	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres. The site located some 750m from the Castledown Business Park which is a Principle Employment Area allocated by the Core Strategy. Development of site 553 has the potential to boost the local workforce which could help to stimulate business development on the Castledown Business Park and in other parts of the town.
2. Support the rural economy?	The site would boost the number of homes in Ludgershall and thereby increase the population of the area. This would potentially assist in the support of some viable rural services and facilities. However, development of this site is more likely to support services and facilities in the town itself.
Assessment outcome (on balance) +	

SUMMARY OF SA OBJECTIVE 11	
The allocation of this site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of local retail, leisure and employment uses, including the Principle Employment Area at Castledown Business Park. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. It is expected that development in this location would support the viability of Ludgershall town centre. The effects are considered to be minor positive overall against this objective.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	Castledown Business Park is a safeguarded employment site in Ludgershall, and there are also a large number of other businesses and services which provide for sources of employment. An increased level of housing growth in the town should help to support the vitality and viability of existing employment areas in Ludgershall.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to one of the larger settlements in the East HMA, thereby potentially improving self-containment. This site is not located at Salisbury or Trowbridge; the housing delivered at Ludgershall would boost the five year supply position in the East HMA (rather than the South or North/West HMA) where Salisbury and Trowbridge are located.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 12	
Allocation of the site could help to support the vitality and viability of the services and existing employment areas in Ludgershall by increasing the local population. Overall it is considered that allocation of this site would have benefits and largely meet the aim of SA Objective 12.	

A.8. Tisbury Community Area

Tisbury Community Area Remainder - Stage 3 Site Assessment Tables

Sites considered in this Area of Search

Site 3449 – Badges View, Fovant	Site 3450 - Land at Pembroke Farm, Fovant
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Sites being taken forward by Wiltshire Council from this stage to Stage 4

None

Fovant

Site 3449 – Badges View, Fovant

Site context	
Site size: 0.8ha. Site capacity: approximately 20 dwellings	
The site forms part of a much larger field which comprises arable farmland. It is located to the south of the A30, which at this location rises out of the village. This part of Fovant is verdant, characterised by mature trees and hedgerow that line the A30. Views of the site are limited from the main road due to vegetation on the boundaries. However, the site is visible from the bridleway to the south FOVA17 where it is clear that it forms part of a much larger field and relates well to the surrounding open countryside which is characterised by rural buildings and East Farm.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats such as hedgerows on field boundaries. However, it also provides the opportunity to retain,

restoration?	enhance and actively manage hedgerows and trees on the field boundaries as well make appropriate provision for Green Infrastructure. Consequently, the risk of habitat fragmentation in the local area would be reduced.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	<p>The site is within a consultation zone for the Chilmark Quarries bat SAC. as well as being within the catchment of the River Avon SAC. The vegetation on the sites boundaries, especially along the A30, might potentially provide suitable environments for bats (greater horseshoe bats and barbastelle) i.e. commuting corridors or foraging areas. An ecological assessment will be required in support of any planning application to identify any necessary mitigation measures as well as inform the layout and design of the development, the scale of which might be reduced as a consequence. Notwithstanding this, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.</p> <p>Site specific effects on the River Avon SAC are unlikely.</p> <p>Knapp and Barnett's Downs SSSI are approximately 1 km south east of site. Fovant Down (The Badges) County Wildlife Site (CWS) approximately 500m south east of the site. Given the distance from the site both designations are unlikely to be affected by development on this site.</p>
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase community engagement with designated and non-designated biodiversity features. Precise measures, if appropriate would be considered as part of any future planning applications.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There are no river corridors within or adjacent to this site. Protection should be given to mature trees along the boundary with the A30 and the western boundary and where necessary and appropriate these should be enhanced.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements and protecting BAP habitats/species (hedgerows and bats). However, an ecological assessment would be needed to confirm this.
7. Consider the findings of the HRA in	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Chilmark Quarries SAC through habitat loss / damage. An appropriate assessment is

site selection and design?	required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. The development of the site would offer opportunity to protect designated ancient woodland features through off-site contributions towards Fonthill Terrace Woods Ancient Woodland / Country Wildlife Site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council's guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) -	
Summary of SA Objective 1	
<p>Features at the boundaries such as hedgerows and trees are UK BAP Priority Habitats and may provide a habitat/support system for bats. Ecological assessments and further details on the proposals will be required to accurately assess likely impacts. There is potential to create or enhance habitats/biodiversity through development of the site and the retention of trees and hedgerows on the western and northern boundaries of the site as well as Green Infrastructure. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Chilmark Quarries SAC through habitat loss / damage. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</p> <p>On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.</p>	

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<p>The accessibility of this site is considered to be good, given its distance from the High Street, and with good access to key local facilities and infrastructure. Bus services to Tisbury, Salisbury and Shaftesbury are available from Fovant with stops in the High Street and the A30 in walking distance of the site.</p> <p>However, residents would still be likely to rely upon the use of the private car to reach larger services and facilities. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and having regard to its proximity to the Conservation Area, its location within the AONB as well as any ecological mitigation measures that may be required.</p>
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site and there is no potential for maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	No information is currently available in relation to soil quality. However, in line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.

<p>7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?</p>	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>Additionally, the site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 2</p> <p>This is a greenfield site which is considered to be well related to the centre of Fovant and the services and facilities available, including bus services from the High Street. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. No up to date information is held as to the grade of agricultural land on site. However, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.</p> <p>Overall, minor adverse impacts are envisaged on this SA Objective and mitigation measures are considered to be achievable.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water. There is adequate capacity to supply the site with water. Any further demand on foul drainage will require a capacity assessment to be undertaken by Wessex Water to determine the extent of any works but this will not hinder the delivery of the site within the plan period.</p> <p>Surface water flooding occurs nearby to the site on the A30 a contributory factor being groundwater levels and underlying chalk. Suitable drainage systems need for storm water disposal would need to be investigated through a drainage strategy for the site.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all</p>	<p>In the light of capacity issues associated with the additional pressure on the sewerage network, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water.</p>

new development?	
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Fovant has no public surface water system and is underlain by chalk. Consequently, it is likely to be susceptible to seasonal groundwater levels and surface water flooding has occurred nearby on the A30. Surface water drainage attenuation measures, including the monitoring of groundwater levels (in accordance with the Council's Groundwater Strategy and CIRIA guidance, part E, chapter 25) for storm water disposal would need to be addressed and may have an impact on the net developable area. The use of SuDS could be problematic. Foul drainage capacity would need to be assessed to accommodate development on the site. It is unlikely that on-site provision would be acceptable.
5. Protect, and where possible, improve surface, ground and drinking water quality?	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p> <p>The site is within Groundwater Source Protection Zone 3 and there are implications for pollution of water resources. There is potential to mitigate any impacts through pollution prevention measures in consultation with the Environment Agency.</p>
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon. The Nadder sub-catchment is not understood to be at risk of low-flows from abstraction.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 3</p> <p>Residential development on this site would result in a limited increase in demand for the supply of water and foul drainage, the latter of which needs to be assessed in order to determine available capacity and necessary improvements. Given the geology of the area and groundwater sensitivities, the</p>	

provision of SuDS and other attenuation measures might be problematic and could reduce the net developable area.

The site is located within Groundwater Source Protection Zone 3 and in proximity to a watercourse which drains into the River Avon, so there is potential for surface water pollution caused by surface water run-off. However, there is the potential to introduce pollution prevention measures in consultation with the Environment Agency and the Council’s drainage team.

Overall, it is considered that effects are moderate adverse since mitigation could be problematic.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Fovant does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but minor effects are likely.</p> <p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. Development is likely to increase local commuter traffic, which may impact on local air quality although the site is within a central location and village services could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council’s Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant</p>

<p>vibration through the layout, design and/or location of development?</p>	<p>bodies.</p> <p>The site is adjacent to a road (A30) and such is likely that noise pollution will impact residents of the site. A noise impact assessment would be required.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>4. Seek to reduce development in or near to AQMAs¹⁵⁸?</p>	<p>The site is not situated within, adjacent to, or in proximity to a designated AQMA. As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.</p>
<p>5. Ensure that air quality impacts on local biodiversity sites are avoided?</p>	<p>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p>
<p>6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?</p>	<p>Development of this site will increase traffic on local roads, which may impact on local air quality. Due to proximity to some local services which are accessible by foot or cycle, the affects from the site. There are also bus stops close to the site on the High Street. Measures will need to be developed to mitigate the effects of the use of the private car on local air quality by allowing good access from the site to local services,</p>

¹⁵⁸ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

	facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
Summary of SA Objective 4	
<p>The site does not fall within a designated AQMA. Notwithstanding the cycling and public transport opportunities to future occupiers of the site, the development will increase local vehicular traffic, which may adversely affect air quality locally for existing residents and future occupiers. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs.</p> <p>Where necessary measures must be implemented to mitigate emission levels in line with the council's policies and Air Quality Strategy. In addition, developers of the site could assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p> <p>A Noise Impact Assessment should be undertaken and submitted with any development proposals given the location of the site adjacent to the A30. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p> <p>On balance, minor adverse impacts are envisaged against this SA Objective and mitigation measures are considered to be achievable.</p>	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site ...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On

energy?	smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
Summary of SA Objective 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is wholly located within Flood Zone 1. However there is an area of Flood Zone 2/3 approximately 100m to the south west of the site on lower ground.</p> <p>As such, the development of the site would need to ensure that surface water run-off would not contribute to an exacerbation of flood risk from fluvial sources, a tributary of the River Nadder, within Flood Zone 2/3. This site is underlain by chalk and may be susceptible to seasonal groundwater levels, with implications for surface water. Monitoring will be required in accordance with the Council's Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a suitable storm water disposal system which may have an impact on the size and area of development. The design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood</p>

	<p>risk.</p> <p>The layout design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>The ability of any development to accommodate SuDS on site is currently unknown at this time in the light of geological conditions and the need for groundwater monitoring. Drainage solutions might affect the developable area of the site.</p> <p>Storm water disposal also needs to be considered as part of any surface water strategy especially given localised flooding on the A30. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25.</p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p>Notwithstanding the limited risk of fluvial flooding, a drainage strategy/Flood Risk Assessment is required to be submitted as part of any future planning application that considers a strategy for the disposal of surface water (including storm water) and identifies mitigation measures needed to reduce the risk of flooding to people and property.</p>

5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 5b</p> <p>Whilst the site is wholly located within Flood Zone 1, there is an area of Flood Zone 2/3 approximately 100m south west of the site and mitigation measures will be required to ensure existing greenfield surface water run-off rates are improved. This can be achieved through measures, including SuDS which may also attenuate surface runoff. However, there are some limitations due to the underlying chalk and potential groundwater issues resulting in some measures (such as infiltration and soakaways) being ineffective in controlling run-off. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25.</p> <p>Overall, mitigation is considered problematic therefore the effects on this objective are considered to be moderate adverse.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>The site lies some 60 metres to the east of the designated Fovant Conservation Area (southern section) and some 600 metres north of the elevated Fovant Chalk Badges, a Scheduled Monument. The grounds of the former Cross Keys Inn, a Grade II listed building adjoins the western boundary of the site. Subject to a more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are unlikely but in the event they arise, they would seem capable of mitigation.</p> <p>Development of the site would be unlikely to affect the setting of the Scheduled Monument due to its distance.</p>
2. Ensure appropriate archaeological assessment prior to development?	<p>This site has medium archaeological potential. The site has been evaluated and there is a possible medieval settlement in the vicinity. Accordingly further archaeological assessment would be required to support any planning application for the development of the site.</p> <p>The historic landscape character sensitivity is considered to be medium. Modern fields created by altering post medieval parliamentary fields. Common/frequent landscape character.</p>
3. Promote sensitive re-use of historical buildings and buildings of	Not applicable, as there are no historical buildings or buildings of significant local interest on the site.

significant local interest, where appropriate?	
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<p>The site is located close to the eastern edge of the Conservation Area. There are no published management objectives for the Fovant Conservation Area. Fovant is predominantly a linear village with built form focussed on development around High Street extending southwards across the A30. Development along the A30 would be likely to uncharacteristically extend the built form along the A30. The site relates more to the surrounding open countryside, being part of a much larger field.</p> <p>In relation to the effect of development on the setting of the Conservation Area, subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. There may be adverse effects but some aspects would seem capable of mitigation.</p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	Not applicable to this site.
6. Protect, manage and present the Stonehenge and Amesbury WHS in accordance with international obligations?	The site is not in a location which is likely to result in adverse impacts to the Stonehenge and Amesbury WHS and its setting.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 6</p> <p>The site falls some 60m to the east of the Fovant Conservation Area, separated by the grounds of Grade II Listed Building. The Fovant Chalk Badges Scheduled Monument occupies an elevated position some 600m to the south/south east of the site</p> <p>There is potential for development in this location to impact upon the setting of the identified heritage features, and a Heritage Impact Assessment would be required to determine the significance of these effects and the role of the adjacent countryside. The site also has medium high potential for archaeological significance, which would need to be determined as part of any future planning application through further archaeological assessment.</p> <p>Given the potential for impacts on the setting of the Conservation Area, Listed Building and the archaeological potential of the site, it is considered that there are moderate adverse effects on this objective.</p>	

SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site ...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The site comprises greenfield land on the eastern edge of Fovant within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. The Landscape Character of this site falls within the greensand terrace typology. It is of moderate character, in a declining condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and improve.</p> <p>The site is located on higher ground to the village with mature trees along the boundary with the A30 and a detached dwelling along its eastern boundary. There are trees along the western boundary also. There is no southern boundary to the site instead it forms part of a much larger field which adjoins at cricket pitch and farmstead to the south east. Residential development on site and adjacent to the eastern edge of Fovant village would appear as ribbon development up on to higher ground . Whilst there is some development along this part of the A30, it is sporadic and the dwellings themselves are set within spacious plots surrounded by open countryside. Trees along the boundary with the A30 could require removal to accommodate visibility splays which could harm this verdant approach to the village. Further landscaping to screen any development, even if reduced in numbers, would appear contrived and out of keeping.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure.
3. Lead to a net improvement in the	In accordance with local plan policy and guidance, the development of the site for housing would not be able

quality and quantity of access to urban greenspace and the wider countryside for recreation?	to offer the potential to deliver additional access to and availability of urban greenspaces, but could do so in respect of the wider countryside for recreational purposes.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁵⁹ ?	<p>The development of the site for housing on this elevated land to the east of Fovant village would potentially have a harmful urbanising effect upon the AONB. Mitigation measures would be needed along the southern boundary of the site but could appear contrived given the openness of fields hereabouts.</p> <p>Accordingly, the landscape would not be conserved or enhanced in this location and would undermine the management objectives of the AONB.</p>
5. Protect rights of way, open space and common land?	<p>A bridleway (FOVA17) runs along the southern and eastern boundary of the site and connects with PRoW FOVA16 to the south east which leads up to the Fovant Badges.</p> <p>Development would protect the rights of way in terms of their existing routes.</p>
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) - - -	
Summary of SA Objective 7	
The site is located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. The site occupies an elevated position to the east of the main village. Whilst is well screened from the road by mature vegetation, however, land to the south is very open and the site is	

¹⁵⁹ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

visible from surrounding land as well as higher ground to the south. Mitigation in the form of a landscaping belt would appear contrived and out of keeping. Overall, it is therefore considered that there would be major effects on this objective which preclude its allocation.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery capacity (approx 20 dwellings), developing the land for housing would help marginally boost the local supply of affordable homes in accordance with national/local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	There is no adopted or emerging Neighbourhood Plan for Fovant accordingly there is no other document that can be relied upon the deliver houses in this village.
8. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities that is not being met by neighbourhood planning initiatives.
Assessment outcome (on balance) + +	

Summary of SA Objective 8

The whole SHLAA site could provide capacity for approximately 20 residential units (though this may be reduced through the mitigation requirements identified in this assessment), which would contribute towards Wiltshire’s housing supply, including the provision of affordable housing in accordance with national policy and local plan policy requirements.

Overall moderate positive effects are envisaged on this objective.

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities

Decision Aiding Questions. Will the development site ...

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	There is every prospect that the design and layout of development could enable the promotion of walking, cycling and play in order to reduce obesity. Measures include gardens or shared spaces, provision of open space on site or signage to off-site play spaces and facilities, and secure cycle storage.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and	In accordance with national policy/local plan policy, the site would be sustainably located with opportunities to access local health facilities. Mitigation would be required to support additional patient demand at the surgery

that they are able to cope with the additional demand?	in Fovant arising from any new development on this site.
5. Maximise opportunities within the most deprived areas?	<p>In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home and thereby help reduce deprivation.</p> <p>This site is within Wiltshire 061D which is amongst the 50% least deprived areas of England.¹⁶⁰ Development at this site is not likely to have adverse impacts on deprivation in the local area but has the potential to have a positive impact by providing affordable housing where it is needed.</p>
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	The development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	There is no primary school in Fovant. The nearest is Dinton Primary School less that 3 miles to the north of the site. Dinton Primary School is already over capacity in 4 out of 7 year groups so is very unlikely to be able to accommodate any additional children as they move in. However, the birth rate is declining so future intakes to the school are expected to be lower, meaning that any children who are resident before reaching school age are likely to be able to secure a place in reception. The problem will be with older children as the school is already full in most year groups. Whilst the school site isn't large there may be some potential to extend this

¹⁶⁰ DCLG, 2015. <http://dclgapps.communities.gov.uk/imd/idmap.html>

	<p>school but this would need to be checked with a feasibility study.</p> <p>Secondary schools in Salisbury can be expanded to meet the demands of additional housing.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 9</p> <p>The provision of housing in Fovant would contribute towards the reduction in poverty, deprivation and promotion of more inclusive and self-contained communities. The site is within reasonable proximity to the services and facilities the village has to offer and development would enable the continued support of these as well as create potential demand for new services and facilities. In respect of the demand for primary school places, Dinton Primary School would require extension and the ability to do so is not certain at this time.</p> <p>Overall it is therefore considered that the effects would be moderate adverse on this objective and mitigation would be problematic.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p>There is no footway on the southern side of the A30 but there is scope to provide one across the site frontage. Unless the road is crossed to the footway on the northern side, there would be no safe walking route to the village centre from this site. Given the busy nature of the A30 and its other characteristics hereabouts, opportunities to increase cycling are limited.</p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p>Notwithstanding the busy nature of the A30 and the lack of any national cycle routes in the vicinity of the site, in accordance with national policy/local plan policy and best practice, new development could provide facilities and infrastructure for cyclists including through the provision of garages, sheds and secure bike stands to store bikes.</p>
<p>3. Improve the jobs/homes balance, to reduce out-commuting?</p>	<p>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</p>
<p>4. Promote developments, in accessible locations, that reduce the need to travel and reliance on the</p>	<p>The site is well located in terms of access to the village centre and its village store and post office as well as GP surgery and bus stops. However Fovant has no primary school. Given the range of services in comparison to higher order centres like Salisbury and Shaftesbury it is likely that new residents would be</p>

private car?	reliant on the use of a private vehicle despite the availability of bus services to these locations.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 10</p> <p>The site is located within reasonable distance of the village centre, although the lack of footways on the southern side and a crossing to the northern side of the A30 could deter walking to shops and services. The range of services and facilities found in higher order centres like Salisbury and Shaftesbury mean that overall residents would be likely to rely upon the use of the private vehicle notwithstanding bus services available from Fovant.</p> <p>Overall it is therefore considered that the effects would be moderate adverse on this objective and mitigation is considered problematic.</p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site ...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
<p>Summary of SA Objective 11</p> <p>The development will result in a limited increase to the local population of Fovant, which could contribute and provide support to the local economy through use of local shops and services and could help to ensure the vitality of the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term (and potential use of local services by the temporary workforce), and will help stimulate the local economy once built. An increase in workforce in the medium-long term could help to meet the need of local employers.</p> <p>Overall, the site would be likely to have a minor positive effect on this objective.</p>	

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
Assessment outcome (on balance) +	
Summary of SA Objective 12	
The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on this objective.	

Site 3450 - Land at Pembroke Farm, Fovant

Site context
<p>Site size: 1.6ha. Site capacity: approximately 38 dwellings.</p> <p>The site comprises a parcel of land that includes a detached farmhouse with associated garden along with agricultural buildings and yard. These built forms are physically and visually distinct from each other. Public views are from footpaths along the western boundary in the site FOVA3 and further north of the site from FOVA6. The site occupies an elevated position to the north of the A30 (and site 3449) from which it is separated by a belt of mature trees and vegetation. Limited views of the site are afforded from the A30. A footway runs along this northern section of the A30 to the village centre. The site is surrounded to the north and east by a much larger open arable field and relates well to the surrounding open countryside.</p>

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats such as hedgerows on field boundaries. The site is bounded trees and hedgerow, particularly along the southern boundary which has potential to be of ecological importance for wildlife. The mature tree line on the southern boundary should be retained as the habitats contribute to connectivity to the wider landscape. Any significant breaks in connectivity likely as a result of the development will trigger the need to dedicate part of the site to providing alternative connectivity. The appropriate provision of Green Infrastructure could also reduce the risk of habitat fragmentation.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	<p>The site lies within the consultation zone for the Chilmark Quarries Bat SAC and is within the River Avon catchment.</p> <p>Future development proposals would need to be supported by an ecological assessment in order to establish the potential value of the site to bats (Greater Horseshoe bats and Barbastelle) particularly given mature trees on the northern boundary with the A30 and some along the western boundary. The assessment should identify mitigation measures which may inform the layout and design of the development, the scale of which might be reduced as a consequence.. The existing farmhouse and farm buildings on the site might also have the potential for bats. Given the site location, an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process</p> <p>Site specific effects on the River Avon SAC are unlikely.</p> <p>Knapp and Barnett's Downs SSSI are approximately 1 km south east of site. Fovant Down (The Badges) County Wildlife Site (CWS) approximately 500m south east of the site. Given the distance from the site both designations are unlikely to be affected by development on this site.</p>
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase community engagement with designated and non-designated biodiversity features. Precise measures, if appropriate would be considered as part of any future planning application.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There are no river corridors within or adjacent to this site. Protection should be given to mature trees along the western boundary as well as the southern boundary with the A30. Development of the site for housing would have the potential to make suitable provision for buffers to protect any biodiversity features. Roosts to be provided if necessary in retained trees and dwellings.

5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements and protecting BAP habitats/species (hedgerows and bats). However, an ecological assessment would be needed to confirm this.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Chilmark Quarries SAC through habitat loss / damage. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries, including those along the southern boundary with the A30.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council's guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 1	
The mature tree belt along the southern boundary of the site might provide a habitat/support system for bats as could the existing buildings on the site. Ecological assessment and further details on the proposals will be required to accurately assess likely impacts. There is potential to create or enhance habitats/biodiversity	

through development of the site and the retention of trees and hedgerows (UK BAP Priority Habitat) on the northern boundary of the site as well as Green Infrastructure. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Chilmark Quarries SAC through habitat loss / damage. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process. No effects on the River Avon SAC are expected.

On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site ...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The accessibility of this site is considered to be good, given its distance from the High Street, and with good access to key local facilities and infrastructure. Bus services to Tisbury, Salisbury and Shaftesbury are available from Fovant with stops in the High Street and the A30 in walking distance of the site.</p> <p>However, residents would still be likely to rely upon the use of the private car to reach larger services and facilities. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and having regard to its proximity to the Conservation Area, its location within the AONB as well as any ecological mitigation measures that may be required.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The agricultural buildings on the site do not fall within the definition of previously developed land. As this is a greenfield site and there is no potential for maximising the reuse of previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>On the basis of available evidence, there is former filled quarry under some of this site. Accordingly, and having regard to the existing agricultural buildings on the site a contamination assessment will be required and any potential remediation measures might be identified.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
<p>5. Protect and enhance soil quality?</p>	<p>In line with national and local planning policy, it is considered that development of this greenfield site could protect and enhance soil quality. There is no evidence at this stage to suggest otherwise.</p>

6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 2</p> <p>This is a greenfield site which occupies a sustainable location to centre of Fovant and the services and facilities available, including bus services from the High Street. Former and existing uses might have potential contamination issues and therefore appropriate surveys will be needed and potential remediation measures identified. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. No up to date information is held as to the grade of agricultural land on site. However, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.</p> <p>Overall moderate adverse impacts are envisaged on this objective in the light of potential contamination issues which could be problematic to mitigate.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<p>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water.</p> <p>Surface water flooding occurs nearby to the site on the A30 a contributory factor being groundwater levels and underlying chalk. Suitable drainage systems need for storm water disposal need to be investigated.</p> <p>There is adequate capacity to supply the site with water. Any further demand on foul drainage will require a capacity</p>

	assessment to be undertaken by Wessex Water to determine the extent of any works but this will not hinder the delivery of the site within the plan period.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	Capacity issues in respect of foul drainage require suitable and timely investment to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Fovant has no public surface water system and is underlain by chalk. Consequently, it is likely to be susceptible to seasonal groundwater levels and surface water flooding has occurred nearby on the A30. Surface water drainage attenuation measures, including the monitoring of groundwater levels (in accordance with the Council's Groundwater Strategy and CIRIA guidance, part E, chapter 25) for storm water disposal would need to be addressed and may have an impact on the net developable area. The use of SuDS could be problematic. Foul drainage capacity would need to be assessed to accommodate development on the site. It is unlikely that on-site provision would be acceptable.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site is within Groundwater Source Protection Zone 3 and there are implications for pollution of water resources. There is potential to mitigate through pollution prevention measures including SuDS in consultation with the Environment Agency.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon. The Nadder sub-catchment is not understood to be at risk of low-flows from abstraction.
Assessment outcome (on balance) - -	

Summary Of SA Objective 3

Residential development on this site would result in a limited increase in demand for the supply of water and foul drainage, the latter of which needs to be assessed in order to determine available capacity and necessary improvements. Given the geology of the area and groundwater sensitivities, the provision of SuDS and other attenuation measures might be problematic and could reduce the net developable area.

The site is located within Groundwater Source Protection Zone 3 and in proximity to a watercourse which drains into the River Avon, so there is potential for surface water pollution caused by surface water run-off. However, there is the potential to introduce pollution prevention measures in consultation with the Environment Agency and the Council’s drainage team.

Overall, it is considered that effects are moderate adverse on this objective since mitigation could be problematic.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

1. Maintain and improve local air quality?

The site is not located within an Air Quality Management Area (AQMA) and currently Fovant does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but minor effects are likely.

Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.

Development is likely to increase local commuter traffic, which may impact on local air quality. Development is likely to increase local commuter traffic, which may impact on local air quality although the site is within a central location and village services could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council’s Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.

<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>The site is adjacent to a road (A30) and such is likely that road traffic noise pollution could impact residents of the site. A noise impact assessment would be required which should also take into account potential noise generation from the Pembroke Arms which could come in to re-use.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>4. Seek to reduce development in or near to AQMAs¹⁶¹?</p>	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.</p>
<p>5. Ensure that air quality impacts on local biodiversity sites are avoided?</p>	<p>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p>
<p>6. Seek to contribute to air quality improvements by locating new development so as to reduce the need</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from</p>

¹⁶¹ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

to travel by private car?	relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>Summary Of SA Objective 4</p> <p>The site does not fall within a designated AQMA. Notwithstanding the cycling and public transport opportunities to future occupiers of the site, the development will increase local vehicular traffic, which may adversely affect air quality locally for existing residents and future occupiers. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs.</p> <p>Where necessary measures must be implemented to mitigate emission levels in line with the council's policies and Air Quality Strategy. In addition, developers of the site could assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p> <p>Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips. Nevertheless a Noise Impact Assessment should be undertaken and submitted with any development proposals. Given proximity of the site to the A30 as well as the Pembroke Arms a Noise Impact Assessment should be undertaken.</p> <p>On balance, minor adverse impacts are envisaged on this SA Objective and mitigation measures are considered to be achievable.</p>	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the

energy?	Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
Summary Of SA Objective 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is wholly located within Flood Zone 1. However there is an area of Flood Zone 2/3 approximately 50m to the south west of the site on lower ground.</p> <p>As such, the development of the site would need to ensure that surface water run-off would not contribute to an exacerbation of flood risk from fluvial sources, a tributary of the River Nadder, within Flood Zone 2/3. The site is underlain by chalk and may be susceptible to seasonal groundwater levels, with implications for surface water. Monitoring will be required in accordance with the Council's Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a suitable storm water disposal system which may have an impact on the size and area of development. The design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise</p>

	<p>from climate change, including flood risk.</p> <p>In addition any proposals for development of this site should be informed by a site specific flood risk assessment (FRA) as the site is greater than 1ha in size.</p> <p>The layout design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>The ability of any development to accommodate SuDS on site is currently unknown at this time in the light of geological conditions and the need for groundwater monitoring. Drainage solutions might affect the developable area of the site.</p> <p>Storm water disposal also needs to be considered as part of any surface water strategy especially given localised flooding on the A30. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25.</p>
<p>4. Minimise the risk of flooding to people and property (new and existing</p>	<p>Notwithstanding the limited risk of fluvial flooding, a drainage strategy/Flood Risk Assessment is required to be submitted as part of any future planning application that considers a strategy for the disposal of surface water (including storm water)</p>

development)?	and identifies mitigation measures needed to reduce the risk of flooding to people and property.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) --	
Summary Of SA Objective 5b	
<p>Whilst the site is wholly located within Flood Zone 1, there is an area of Flood Zone 2/3 approximately 50m west of the site and mitigation measures will be required to ensure existing greenfield surface water run-off rates are improved. This can be achieved through measures, including SuDS which may also attenuate surface runoff. However, there are some limitations due to the underlying chalk and potential groundwater issues resulting in some measures (such as infiltration and soakaways) being ineffective in controlling run-off. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25. A FRA should address all these matters in support of any development proposals.</p> <p>Overall, mitigation is considered problematic therefore the effects on this objective are considered to be moderate adverse.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>The site adjacent to the east of the designated Fovant Conservation Area and some 700 metres north of the elevated Fovant Chalk Badges, a Scheduled Monument. The site is in close proximity to the curtilage of a Grade II listed building, the former Pembroke Arms Hotel. The site occupies an elevated position in relation to both the adjacent listed building and conservation area.</p> <p>Development of the site would be unlikely to affect the setting of the Scheduled Monument due to its distance and elevated nature but could affect the setting of the Conservation Area and the listed building and their significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are unlikely but in the event they arise, they would seem capable of mitigation.</p>
2. Ensure appropriate archaeological assessment prior to development?	This site has medium archaeological potential. The site has been evaluated and there is a possible medieval settlement in the vicinity. Accordingly further archaeological assessment would be required in support of any planning application for

	<p>development of the site.</p> <p>The historic landscape character sensitivity is considered to be medium: Modern fields and farm created on post medieval fields/quarry site, with little prior character legible or surviving.</p>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	Not applicable, as there are no historical buildings or buildings of significant local interest on the site.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<p>The site is located on rising ground close to the eastern edge of the conservation area and contains a farmhouse as well as several agricultural buildings. There are no published management objectives for the Fovant Conservation Area. Fovant is predominantly a linear village with built form focussed on development around High Street extending southwards across the A30. Development along the A30 would be likely to uncharacteristically extend the built form along the A30 in an elevated and prominent position.</p> <p>In relation to the effect of development on the setting of the conservation area, subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. There may be adverse effects but some aspects would seem capable of mitigation.</p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	In accordance with legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance, however there is concern that housing development at this site would result in substantial harm to a prominent listed building.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not in a location which is likely to result in adverse impacts to the Stonehenge and Avebury WHS and its setting.
Assessment outcome (on balance) - -	
Summary Of SA Objective 6	
The site is located adjacent to the eastern edge of Fovant Conservation Area as well as the curtilage of a Grade II Listed Building. The Fovant Chalk Badges Scheduled Monument occupies an elevated position southwards of the site.	

There is potential for development in this location to impact upon the setting of the identified heritage features, and detailed assessment (HIA) would be required to determine the significance of these effects and the role of the adjacent countryside. The site also has medium high potential for archaeological significance, which would need to be determined as part of any future planning application through further archaeological assessment.

Given the potential for impacts on the setting of the Conservation Area, Listed Building and the archaeological potential of the site, it is considered that moderate adverse effects are likely on this objective.

SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place

Decision Aiding Questions. Will the development site...

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The site comprises greenfield land on the eastern edge of Fovant located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.</p> <p>The Landscape Character of the north eastern portion of this site falls within the greensand terrace typology. It is of moderate character, in a declining condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and improve. The south western third of the site falls within the Wooded Greensand Hills typology. It is of strong character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as to conserve.</p> <p>The site is located on higher ground to the east of the village and the associated wooded valley and rises northwards from the A30. A mature tree belt and roadside embankment run along the southern boundary with the A30 and contributes towards the verdant approach to this side of the village. The site contains a large detached dwelling, agricultural buildings and associated yard but these are largely confined from views away from the existing access to views from rights of way to the north (FOVA6) and east (FOVA3).</p> <p>New residential built development would be of a different character and generally taller in views than the agricultural development on the site and would alter its appearance from arable farmstead to a more intensive form of development at odds with the intrinsic character of the village. It would not be possible to screen views of new development completely from higher ground to the south.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure.</p>

Infrastructure Strategy?	
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with local plan policy and guidance, the development of the site for housing would not be able to offer the potential to deliver additional access to and availability of urban greenspaces.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁶² ?	<p>The development of the site for housing on this area of higher ground to the east of Fovant village would have a harmful urbanising effect upon the AONB. Mitigation measures would be needed which would not screen development in views from the south of the site and given the openness of fields to the north and west could appear contrived and therefore harmful to the landscape character.</p> <p>Accordingly, the landscape would not be conserved or enhanced in this location and would undermine the management objectives of the AONB.</p>
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site has the potential to protect and add to the existing rights of way network, open spaces and common land assets. There is an existing public right of way along the western boundary of the site and a bridleway runs along the eastern boundary.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) - - -	

¹⁶² Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

Summary Of SA Objective 7

The site is located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. Long distance views of the village are confined to the occasional roof amongst a wooded valley. The site as a farmstead appears wholly in keeping with its surrounds and its loss would result in the unacceptable urbanisation which would not be possible to mitigate.

Overall, major adverse effects are envisaged on this objective given the absence of satisfactory mitigation measures.

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	Notwithstanding any reduction in the site area that might be required, developing the land for housing would help boost the local supply of affordable homes in accordance with national/local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	There is no adopted or emerging Neighbourhood Plan for Fovant accordingly there is no other document that can be relied upon the deliver houses in this village.
7. Provide for an adequate range of housing in rural areas, whilst avoiding	In accordance with national policy/local plan policy, the allocation of the site would sustainably boost housing to meet the

isolated dwellings?	needs of rural communities that is not being met by neighbourhood planning initiatives.
Assessment outcome (on balance) + + +	
Summary Of SA Objective 8	
<p>The whole SHLAA site would provide capacity for approximately 38 residential units (though this may be reduced through the mitigation requirements identified in this assessment) which would contribute towards Wiltshire's housing supply. The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.</p> <p>Overall major positive effects are envisaged on this objective.</p>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	In accordance with national policy/local plan policy, the site would be sustainably located with opportunities to access local health facilities. Mitigation would be required to support additional patient demand at the surgery in Fovant arising from any new development on this site.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home and thereby help reduce deprivation.

	This site is within Wiltshire 061D which is amongst the 50% least deprived areas of England. ¹⁶³ Development at this site is not likely to have adverse impacts on deprivation in the local area but has the potential to have a positive impact by providing affordable housing where it is needed.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	There is no primary school in Fovant. The nearest is Dinton Primary School less than 3 miles to the north of the site. Dinton Primary School is already over capacity in 4 out of 7 year groups so is very unlikely to be able to accommodate any additional children as they move in. However, the birth rate is declining so future intakes to the school are expected to be lower, meaning that any children who are resident before reaching school age are likely to be able to secure a place in reception. The problem will be with older children as the school is already full in most year groups. Whilst the school site isn't large there may be some potential to extend this school but this would need to be checked with a feasibility study. Secondary schools in Salisbury can be expanded to meet the demands of additional housing growth.
Assessment outcome (on balance) - -	
Summary of SA Objective 9	
The provision of housing in Fovant, including affordable housing, would contribute towards the reduction in poverty, deprivation and promotion of more inclusive and	

¹⁶³ DCLG, 2015. <http://dclgapps.communities.gov.uk/imd/idmap.html>

self-contained communities. The site is within reasonable proximity to the services and facilities the village has to offer and development would enable the continued support of these as well as create potential demand for new services and facilities. In respect of the demand for primary school places, Dinton Primary School would require extension and the ability to do so is not certain at this time.

Overall, the site would be likely to have a moderate adverse effect on this objective as the ability to extend the primary school to accommodate additional pupils is unknown at present.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. There is a footway on this side of the A30 but this is presently unlit and would be unlikely to be used during hours of darkness. This could be mitigated through provision of street lighting.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Notwithstanding the busy nature of the A30 and the lack of any national cycle routes in the vicinity of the site, in accordance with national policy/local plan policy and best practice, new development could provide facilities and infrastructure for cyclists including through the provision of garages, sheds and secure bike stands to store bikes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments, in accessible locations, that reduce the need to travel and reliance on the private car?	The site is well located in terms of access to the village centre and its village store and post office as well as GP surgery. However Fovant has no primary school. Given the range of services in comparison to higher order centres like Salisbury and Shaftesbury it is likely that new residents would be reliant on the use of a private vehicle.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is located within reasonable distance of the village centre, although the lack of street lighting along the footway to the village centre could potentially hinder its attractiveness as a walking route in the dark. The range of services and facilities found in higher order centres like Salisbury and Shaftesbury mean that overall residents would be likely to rely upon the use of the private vehicle.

On balance, minor adverse impacts are envisaged on this SA Objective and mitigation measures are considered to be achievable.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities, albeit on a limited scale.
Assessment outcome (on balance) + +	
Summary of SA Objective 11	
<p>The development will result in a limited increase to the local population of Fovant, which could contribute and provide support to the local economy through use of local shops and services and could help to ensure the vitality of the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term (and potential use of local services by the temporary workforce), and will help stimulate the local economy once built. An increase in workforce in the medium-long term could help to meet the need of local employers.</p> <p>Overall, the site would be likely to have a moderate positive effect on this objective.</p>	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforc	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.

2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
Assessment outcome (on balance) +	
Summary of SA Objective 12 The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on SA Objective 12.	

A.9. Trowbridge Principal Settlement

Trowbridge Principal Settlement - Stage 3 Site Assessment Tables

Sites considered in this Area of Search

Site 613 - Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site: 248)	Site 263 – Elizabeth Way
Site 261 - Land at Lower Biss Farm	Site 293 - Land to the east of Elizabeth Way
Site 262 - Land west of Yarnbrook Road (A350)	Site 1021 - Land adjacent to Church Lane
Site 256 - Land south of Green Lane, Trowbridge	Site 3260 - Land at Upper Studley
Site 292 - Land north of Green Lane	Site 298 – Land off A363 at White Horse Business Park
Site 297 - Elizabeth Way	Site 3565 - Land east of the A361 at Southwick Court

Sites being taken forward by Wiltshire Council from this stage to Stage 4

Site 613 - Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site: 248)	Site 1021 - Land adjacent to Church Lane
Site 297 – Elizabeth Way	Site 3260 - Land at Upper Studley
Site 298 – Land off A363 at White Horse Business Park	Site 263 – Elizabeth Way
Site 3565 - Land east of A361 at Southwick Court	Site 293 - Land to the east of Elizabeth Way

Site 613 – Elm Grove Farm/Land off A363 at White Horse Business Park, Drynham Lane (now incorporates Site 248)

Site context	
Site size: 14.95ha Site capacity: approximately 274 231 dwellings	
The site is relatively open in character and relates well to the urban fringe of the town. The land is currently in agricultural use (flay grassland). Surrounding land is industrial (White Horse Business Park) and residential (North Bradley village) in nature. In addition, to the immediate south of the site a small group of residential properties are accessed from the north via Drynham Road. Electricity pylons present on site. The westerly site boundary is largely defined by the mainline railway. In terms of ecology, the site is bound by mature hedgerows, trees and comprises a minor watercourse feature. Heritage interests are recorded on the site.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation in the local area.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	There are records of Bechstein's bats (associated with the Bath and Bradford-on-Avon Bats SAC), Great Crested newts and Water vole on the site and in local area around the White Horse Business Park. In addition, there are records of reptiles (Grass snake and Slow worm). On the basis of recorded information, any subsequent development proposals would need to be informed by an ecological assessment in order to determine the scale and location of development alongside potential mitigation measures.
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to non-designated biodiversity features. This may lead to increased recreational pressure on identified protected species and habitats in the local area. However, the site shares a near contiguous boundary with existing residential development to the south of Wiltshire Drive and more recent developments at the White Horse Business Park. Development of the site would require suitable and robust mitigation measures, including setting aside land for habitat creation/bolstering.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where	The development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.

necessary?	
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The development of the site would appear to be capable of delivering multi-functional Green Infrastructure and improve habitat connectivity through the retention of hedgerows/trees and addition of new greenspace.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site is extensive and comprises large blocks of greenfield agricultural/informal open space, bound by semi-mature hedgerows and sporadic semi-mature deciduous trees. In addition, the land consists of a mosaic of semi-improved grassland, potentially species-rich hay meadows, improved grassland and a minor watercourse corridor. Defined Biodiversity Action Plan (BAP) habitats would need careful protection, but the site has the potential to retain and bolster screening/habitat connection. Therefore, the development of the site for housing would be capable of delivering biodiversity improvements.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council's guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - -	

Summary of SA Objective 1

The site extends over a significant land area comprising a mosaic of agricultural fields/informal open space, bound by mature hedgerows/trees, the mainline railway, existing residential development to the north-west and employment uses to the south-east. Records indicate that the land is home to a number of protected species and important local habitats that would need detailed investigation at any subsequent planning application stage. In addition, due to the recorded presence of protected Bechstein's bats associated with the Bath and Bradford-on-Avon Bats SAC the site option would need to be planned so as to include appropriate mitigation measures.

The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.

Overall, the site is considered to have a moderate adverse effect on this objective.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is situated at Trowbridge which is defined in the Core Strategy as a Principal Settlement and sustainable location for significant levels of growth. It lies to the south-east of an established residential area (Wiltshire Drive/Drynham Lane); and north-west of the White Horse Business Park with reasonably good access/prospect of access to the town centre and local shops/facilities/schools via walking/cycling and bus routes via Drynham Lane/Road and A363.</p> <p>Development of the site would be capable of delivering an appropriate housing density in line with local planning policy and available evidence.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The site comprises greenfield land and hence would have no potential for maximising the reuse of previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>

4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	The site comprises a mosaic of agricultural fields/informal open space. Therefore, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure are appropriately protected.
6. Protect the best and most versatile agricultural land?	Development of the site may result in the permanent loss of agricultural land. There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a Mineral Safeguarding Area or Waste Sites Safeguarding Area.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>As outlined above, the site is situated to the south-east of an existing residential area and north-west of the White Horse Business Park. The land comprises a series of agricultural fields/informal open space and, as such, would not maximise the use of previously developed land. Development of the land may result in the permanent loss of agricultural land. Overall, the site is considered to have a minor adverse effect on this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<p>The development of the site for housing would be capable of positively responding to the predicted effects of climate change.</p> <p>An appraisal of local water/sewerage infrastructure capacity would need to be undertaken at any subsequent planning application stage to confirm the need, or otherwise for improvements. However, on the basis of evidence gathered to date, the development of the site would likely be capable of being supported by existing water mains subject to agreement being reached on points of connection. Any subsequent detailed design work would need to ensure that finished floor levels in</p>

	<p>habitable ground floor rooms are positioned above recorded extreme weather event/sewer flooding levels.</p> <p>Existing foul sewerage infrastructure crosses the site. Statutory easements would therefore need to be sought if such infrastructure requires diverting to allow new development to take place.</p>
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. As outlined above, a capacity assessment should be undertaken to support any subsequent detailed proposals. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. As outlined above, this may require the need to agree statutory easements over third party land; and dialogue with the relevant water utilities company would be essential at the detailed design stage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning application process to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Protection Zone and hence is unlikely to impact on groundwater resources. That said, in line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable, the site option does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) -	
Summary of SA Objective 3	

There is no evidence to suggest the development of the site could not be supported by water and sewerage infrastructure to address demand. Any subsequent planning application would need to be supported by an assessment of capacity in relation to drinking water and sewerage infrastructure in the form of a detailed assessment. In addition, consideration will need to be undertaken in respect of sustainable drainage measures. Such matters can be addressed appropriately at the detailed design stage in dialogue with the Environment Agency, Lead Local Flood Authority and respective water utilities company. Existing foul sewerage infrastructure crosses the site. Statutory easements would therefore need to be sought if such infrastructure requires diverting to allow new development to take place. Overall, the site is considered to have a minor adverse effect on this objective.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely increase local commuter traffic, which may impact, to a certain extent, on local air quality. However, it is recognised that the site is within 1km of local services and facilities and therefore accessible by foot and cycle. Moreover, town centre facilities would be accessible by walking, cycling and buses. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: promoting smarter choices and sustainable transport measures. Other measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Bearing in mind the fact that the site borders residential, retail and industrial uses, mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other</p>	<p>Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality</p>

particulates?	would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ¹⁶⁴ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	Development of the site may lead to an increase in vehicular movements. Where necessary, air quality strategies would be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies would be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
Summary of SA Objective 4	
The site comprises greenfield, agricultural land/informal open space. Therefore if developed for housing there will be a need to ensure that appropriate mitigation measures are designed and implemented to ensure construction and occupation phases do not lead to adverse impacts in relation to the air quality, noise, odour and light pollution. On balance, whilst air quality is likely to be affected in the short-term, mitigation to prevent potentially significant effects would be possible; and there is	

¹⁶⁴ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

no evidence that local biodiversity would be adversely affected by air quality issues. Overall the site is considered to have a minor adverse effect on this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

Summary of SA objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency; as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against

this objective.	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within Flood Zone 1. The development of the site for housing would be unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. That said, parts of the site are reported to be prone to surface water ponding/flooding. Flows from the minor watercourses (and interconnected field ditches) pass under the railway line which may, in itself, act as impedance to flows in extreme pluvial events. In addition, the watercourse and surface water flows contribute to a wider drainage catchment (River Biss and Drynham Brook). As such, development of this site would need to be considered in the light of the planned Ashton Park Strategic Allocation in terms of positively managing drainage/flood risk at a catchment level. Bearing in mind the size of the site, any subsequent planning application would need to be supported by a Flood Risk Assessment (FRA).
2. Ensure that development can adapt to the predicted future impacts of climate change?	As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience: <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The site is largely underlain by clays and mudstones. As such, the potential to accommodate appropriate Sustainable Drainage Systems (SuDS) measures to manage surface water run-off from built form would need careful consideration as ground conditions may render conventional measures (such as soakaways) ineffective. However, if technically feasible SuDS would need to be designed in such a manner as to allow long-term positive management of surface water in line with standing advice from the Environment Agency and Lead Local Flood Authority.

4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, with careful planning to address areas of known surface water ponding, the development of the site for housing would be unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, bearing in mind the size of the site, a flood risk assessment (FRA) would be required in order to support any subsequent planning application.
5. Protect and enhance the natural function of floodplains?	The development of the site would not affect the areal extent and function of the floodplain associated with the minor watercourse that runs through the northern side of the site.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 5b</p> <p>The development of this site would need to ensure that robust measures are employed to help address and adapt to the likely impacts of climate change. Whilst the land lies within Flood Zone 1, it is important to ensure that drainage and flood risk issues are fully examined due to the inter-relationship between surface water/fluvial flows that contribute to the overall River Biss/Drynam Brook catchment. Bearing in mind the size of the site a FRA would be need to be undertaken in order to support any subsequent planning application. Further guidance on such matters can be found in Wiltshire Council's Ground Water Strategy and CIRIA Guidance Part E, Chapter 25. Overall, the site is considered to have a minor adverse effect on this objective.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>The Grade II Listed Drynam Lane Farmhouse is situated in proximity to the site but separated via a narrow lane which provides vehicular access to the building. Unless appropriately mitigated, development of the site may affect the significance and setting of this asset. Any subsequent planning application would need to be supported by a detailed Heritage Impact Assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) which may determine the need to reduce the extent and/or density of development. However, mitigation of potential harm would appear to be achievable.</p> <p><u>The Historic Landscape Classification sensitivity is given as low and described as post medieval fields that is a common/frequent landscape character.</u></p>
2. Ensure appropriate archaeological assessment prior to development?	The land has medium archaeological potential. As such, there would be a need to undertake an archaeological evaluation assessment to support any subsequent planning application stage.
3. Promote sensitive re-use of historical buildings and buildings of	The development of the site would have limited scope to promote the re-use or incorporation of historical / locally significant buildings.

significant local interest, where appropriate?	
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site does not lie within a designated Conservation Area.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) -	
Summary of SA Objective 6	
<p>The site has medium archaeological interest and hence further archaeological assessment would be required in order to support any subsequent planning application. The Grade II Drynham Lane Farmhouse, along with its setting would need careful evaluation through a Heritage Impact Assessment. <u>The Historic Landscape Classification sensitivity is given as low and described as post medieval fields that is a common/frequent landscape character.</u></p>	

Overall, the site is considered to have a minor adverse effect on this objective.

SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place

Decision Aiding Questions. Will the development site...

1. Protect and enhance the landscape character and scenic quality of the countryside?

The Landscape Character of this site falls within the Rolling Clay Lowland (11C Trowbridge Rolling Clay Lowland) typology, according to the Wiltshire Landscape Character Assessment¹⁶⁵. The site is well contained and comprises mature/semi-mature hedgerows and trees. It relates well to existing residential stock and industrial/business uses.

In terms of landscape character, the urban fringe setting of the site falls within the rolling lowland typology. It is of moderate character, but nonetheless in relatively good condition. The County Landscape Character Assessment defines the strategy for this type of land as one of conservation and strengthening. Inter-visibility of the site is low but there are sensitive visual receptors (residential development) to the north. Any subsequent planning application process would need to make provision for strengthening the character and appearance of the area, but it is considered that such measures could be successfully achieved.

From an historic landscape character perspective the site is of low sensitivity to change. The landscape type is described as post-medieval fields which are considered to be a common/frequent landscape character type and hence unlikely to be considered as being inappropriate for development.

Development of the land would lead to a loss of greenfield land and a moderate urbanising effect when considered in the context of adjacent housing and industrial/business uses.

2. Aid in the delivery of a network of

The development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure

¹⁶⁵ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	and bolstering of existing habitats. A minor watercourse runs through the site and on into the Biss Meadow country park. Development through this corridor would need to provide appropriate standoffs, habitat bolstering and incorporate sensitive lighting schemes to minimise potential impacts on wildlife (e.g. protected bat species).
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing would offer the potential to deliver additional access to and improve the availability of urban greenspaces. In addition, there would be potential to strengthen footpath connectivity through the area, including Wiltshire Drive, Drynham Road, Southview Farm and the proposals associated with the Ashton Park strategic allocation.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁶⁶ ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	The development of the site would have the potential to protect and add to the existing rights of way network and open spaces.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
Summary of SA Objective 7 Development of the site for housing would lead to a loss of greenfield land and introduce a moderate urbanising effect to the south-west of Trowbridge. That said, the	

¹⁶⁶ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

<p>site is relatively well contained and sandwiched between existing/planned residential stock and industrial/business uses. Whilst the loss of greenfield land would alter the character and appearance of the site, such impacts would be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity. Overall, the site is considered to have a minor adverse effect on this objective.</p>	
<p>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Provide an adequate supply of affordable housing?</p>	<p>Bearing in mind the size of the site and potential delivery capacity, development would help boost the local supply of affordable homes in accordance with national/local plan policy requirements.</p>
<p>2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?</p>	<p>The development of the site could deliver high quality, sustainable homes across all types and tenures to meet local need.</p>
<p>3. Ensure adequate provision of land to meet housing needs?</p>	<p>The development of the site would boost housing supply to help meet local and HMA need. However, mitigation measures identified elsewhere in this assessment may reduce the overall capacity of the site.</p>
<p>4. Have regard to the settlement hierarchy?</p>	<p>Development of the site would appropriately respect the settlement hierarchy and strategic role of Trowbridge as a Principal Settlement.</p>
<p>5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?</p>	<p>Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.</p>
<p>6. Consider the emerging Neighbourhood Plans?</p>	<p>At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements.</p>
<p>7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?</p>	<p>The site is located on the edge of a principal settlement adjoining residential areas so the site would not create isolated housing in rural areas.</p>
<p>Assessment outcome (on balance) + + +</p>	
<p>Summary of SA Objective 8</p>	

<p>If developed, the site would have the potential to boost the supply and range of homes in accordance with national and local planning policies. On balance it is considered that the site option would have a major positive effect in relation to this objective. However, such benefits must be balanced against the outcome of all other objectives.</p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Promote design of buildings and spaces to reduce crime and the fear of crime?</p>	<p>The development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. The design of any subsequent development layout would need to consider creating spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence to suggest that this could not be achieved, although details would have to be provided at any subsequent planning application stage.</p>
<p>2. Promote design of buildings and spaces to reduce obesity?</p>	<p>Additional space would be required to integrate schemes which encourage walking and cycling through providing residential areas with shared spaces between vehicles and pedestrians/cyclists, along with appropriately designed landscape areas, for example. This may ultimately require a reduction of the net developable area and would need to be considered more holistically as part of any subsequent development proposal. The site lies within 2km of the town centre services/facilities. Whilst this may discourage walking and cycling and a healthier lifestyle generally, the site nonetheless has good links to bus routes, local employment sites and existing services and facilities, all of which are within a reasonable walking and cycling distances.</p>
<p>3. Promote the design of buildings and spaces to meet the changing needs of the population?</p>	<p>The Core Strategy requires development to respond to the changing needs of the local population including the needs of the elderly. The site would help boost the local supply of affordable homes. Overall, development of the site should seek appropriate integration with existing built form. There is no evidence to suggest that this could not be achieved through the development of this site.</p>
<p>4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?</p>	<p>The site would be sustainably located with opportunities to access local health facilities. That said, local GP surgeries are known to have capacity issues and mitigation would be required to support additional patient capacity.</p>
<p>5. Maximise opportunities within the most deprived areas?</p>	<p>This site falls within LSOA 037A which is amongst the 30% least deprived neighbourhoods in the country. That said, development of the site would increase opportunities for the local community to access a decent home. Development of this site would likely contribute positively to the area and thereby help reduce the level and incidence of deprivation.</p>
<p>6. Reduce rural isolation, including access to services for those without a</p>	<p>The site is located on the edge of the town, offering the opportunity to access town centre/local services and facilities via walking/cycling/buses. Housing development on the site would provide an opportunity for existing services and facilities to be</p>

car in rural areas?	supported and remain viable, as well as create the potential demand for new services, such as broadband internet connections. In supporting local services, development of the site would reduce the need to travel by car and tackle the potential for isolation and social exclusion.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Other than a single class expansion at North Bradley Primary School, there is no easy solution to providing additional primary school places in this area. The railway line is also a potential barrier to accessing schools planned for Ashton Park ¹⁶⁷ . The existing secondary schools in Trowbridge will likely all reach capacity by 2020 and, in view of the size of the expected developments in and around Trowbridge, another secondary school site will need to be identified and mitigation measures will be required to address this.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 9</p> <p>The site is located on the edge of the town, with good access to local/town centre services and facilities by walking/cycling and buses. Any subsequent development of the site would be capable of providing sufficient infrastructure, incorporating design to help prevent crime, supporting a healthy lifestyle and responding to the changing need of the population. However, there is a capacity shortfall within local primary schools. Moreover, the railway line may prevent pupils from accessing other planned schools associated with the planned Ashton Park Strategic Allocation. In addition, the capacity of local secondary schools is planned to reach capacity towards the end of the Plan period. Therefore, appropriate mitigation measures to support local secondary schools may be required through any subsequent planning application process. While education capacity issues would be resolvable in principle, the situation is viewed to be problematic as capacity delivery will be dependent on third parties. Mitigation will also be required to improve patient capacity at GP surgeries. Overall, the site is considered to have a moderate adverse effect on this objective.</p>	

¹⁶⁷ Wiltshire Core Strategy, Core Policy 29

SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment including connecting to existing footpath networks
2. Ensure new development incorporates facilities and infrastructure for cyclists?	The site would have the potential to create links to existing cycling routes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities. There are bus stops on Wiltshire Drive (approximately 400m) and Ramsbury Walk (approximately 380m) which have a regular service (Service 60, town bus) throughout the day (at least one AM/PM peak journey 0700-0900 & 1600-1800) and one inter-peak journey. The site is approximately 425m from Spitfire Retail Park on Bradley Road which offers a range of services and approximately 600m from Holbrook Primary School.
Assessment outcome (on balance) -	
Summary of SA Objective 10	
The site is sustainably located on the edge of the town, with access to local/town centre services and facilities, with bus services available along Wiltshire Drive/Drynham Lane. Walking and cycling routes could be improved in order to improve accessibility. However, residents would be likely to use private vehicles to access services further afield. On balance this site would have a minor adverse effect against the objective.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.

regeneration?	
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) + +	
Summary of SA Objective 11	
The site is well situated in relation to local services, facilities and employment offer. As such, an increase in population would potentially help support the local economy, particularly when considered in the light of other planned growth sites across the town (e.g. the proposed Ashton Park Strategic Allocation). Effects are considered likely to be moderate positive when assessed against this objective.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas through the addition and potential diversification of the local workforce at Trowbridge.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to Trowbridge.
Assessment outcome (on balance) +	
Summary of SA Objective 12	
The development of the site would have the effect of increasing the local population. Those of working age would be able to access local employment areas. Overall, the site is considered to have a minor positive effect on this objective.	

Site 261 – Land at Lower Biss Farm

Site context	
Site size: 21.21ha Site capacity: approximately 155 dwellings	
The site is situated to the immediate south of land associated with the Ashton Park development proposals. The land is currently used for arable farming and forms part of the natural flood plain of the River Biss. The site forms part of the landscape setting of the River Biss and Biss Woods with long distance views to the north towards Trowbridge.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The majority of the site lies in critical flood zones and would therefore require significant stand-offs and mitigation measures in order to facilitate any potential housing development. That said, a small area of land could potentially be developed if considered within the wider context of delivering the Ashton Park Strategic Site Allocation in due course. This may involve block planting with trees to offset any potential impacts on the woods and resident bat species.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The site comprises greenfield, agricultural land and a series of notable BAP habitat features such as mature hedgerows/hedgerow trees. Due to the ecological sensitivity of the area around Biss Wood/Green Lane Wood, development of the site would likely lead to unacceptable impact on protected (Habitats Directive, Annex II) bat species (e.g. foraging routes and roosting/maternity sites) associated with the Bath & Bradford-on-Avon Bats SAC.
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where	The development of the site for housing would require the provision of appropriate and potentially significant standoffs to recognised green infrastructure/main river water course corridors.

necessary?	
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The development of the site would appear to be capable of delivering multi-functional Green Infrastructure and improve habitat connectivity. However, this would likely be a requirement in order to protect the integrity of local designated habitat and hence reduce significantly any net developable area.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site is narrow in form, but extends a considerable distance along the River Biss corridor. It comprises land within the flood plain and is therefore ecologically sensitive. BAP habitat features such as mature hedgerows/trees, grassland, arable land, buildings and scrub all offer good habitat for foraging bats (Bechstein's / Greater Horseshoe) and other species. Development of the site would require the incorporation of significant mitigation measures, which would have the effect of reducing the net development area.
7. Consider the findings of the HRA in site selection and design?	<p>There are records of Bechstein's and other protected bat species (associated with the Bath and Bradford-on-Avon Bats SAC) using the site and wider habitat features in the local area.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.</p> <p>On the basis of evidence gathered to date and the known ecological sensitivity of surrounding designated woodland features, housing development on this site would likely impact significantly on protected species and important habitat. Such impacts would be linked to significant increased recreational pressure on protected bat species within Biss Wood/Green Lane Wood County Wildlife Sites.</p>
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.

10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council's guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - - -	
<p>Summary of SA Objective 1</p> <p>The site extends over a significant land area comprising a mosaic of agricultural fields, bound by isolated residential development to the south-west, the A350 to the south-east, employment uses to the north-east and the River Biss corridor to the north. Records indicate that the land is home to a number of protected species and important local habitats that would need detailed investigation at any subsequent planning application stage.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.</p> <p>However, due to the proximity of the site to Biss Wood/Green Lane Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that the site would be suitable for housing development. Increased recreational pressure on the woods would significantly affect protected bat species. On balance, the site would have a major adverse effect on this objective.</p>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is within 4km of main town centre services and facilities and therefore isolated, despite abutting the small village of Yarnbrook and the Ashton Park Strategic Allocation. However, a regular bus service to Trowbridge can be accessed at Yarnbrook.
2. Maximise reuse of previously developed land where	The site comprises greenfield land and hence would have no potential for maximising the reuse of previously developed land.

possible/appropriate?	
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	The site comprises a mosaic of agricultural fields. From the limited information held by the Council, the land is likely to comprise a mix of agricultural land quality. As such, development of the site would lead to a net loss of agricultural land. However, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure are appropriately protected.
6. Protect the best and most versatile agricultural land?	Development of the site would result in the permanent loss of agricultural land. However it is not known whether it comprises Best and Most Versatile. There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be moderate adverse.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a defined Mineral Safeguarding Area or Waste Sites Safeguarding Area.
Assessment outcome (on balance) - -	
Summary of SA Objective 2	
The land comprises a series of agricultural fields and, as such, would not maximise the use of previously developed land. Drainage, flood risk and potential impacts on nearby habitats/protected species such as Biss Wood/Green Lane Woods, would significantly limit the site's suitability for housing development. In the absence of development occurring on the Ashton Park Strategic Allocation, the site would be considered to be isolated within a countryside location to the north-east of the small village of Yarnbrook. The site would also result in the loss of agricultural land. Overall, development on the site would be considered to have a moderate adverse effect	

on this objective.	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	The development of the site for housing would be capable of responding positively to the predicted effects of climate change. An appraisal of local water/sewerage infrastructure capacity would need to be undertaken at any subsequent planning application stage to confirm the need, or otherwise for improvements. However, on the basis of evidence gathered to date, the development of the site would likely be capable of being supported by existing water mains subject to agreement being reached on points of connection.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing/planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s), Lead Local Flood Authority, Environment Agency and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and storm water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning application to control the risk of storm water flooding and run-off from impermeable surfaces. The site is in a groundwater area and hence susceptible to surface water ponding. Surface water systems would need to be sealed as per local sewers. Any discharge into the local watercourses would need to be at a controlled rate. However, surface water drainage systems are already at capacity in this location and hence would need to be upgraded. Any subsequent planning application would need to consider the advice in Wiltshire Council's Groundwater Strategy, as well as CIRIA Guidance Part E, Chapter 25.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing would need to make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.

<p>on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 3</p> <p>There is no evidence to suggest the development of the site could not be supported by water and sewerage infrastructure to address demand. However, detailed consideration would nonetheless need to be given to capacity issues in relation to drinking water and certainly sewerage infrastructure in the form of a detailed assessment. In addition, consideration would need to be undertaken in respect of delivering appropriate sustainable drainage systems. Such matters can be addressed appropriately at the detailed design stage in dialogue with the Environment Agency, Lead Local Flood Authority and respective water utilities company. On balance the site option is considered to have a minor adverse effect on this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely increase local commuter traffic, which may impact on local air quality. It is recognised that the site is within 4 kilometres of town centre services and facilities. That said it lies in proximity to local bus stops/service routes in Yarnbrook. Measures would need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the Council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routeing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

and/or location of development?	
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage and commercial traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ¹⁶⁸ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing would likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) - -	

¹⁶⁸ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

Summary of SA objective 4

The site comprises greenfield, agricultural land. Therefore if developed for housing there would be a need to ensure that appropriate mitigation measures are designed and implemented to ensure construction and occupation phases do not lead to adverse impacts in relation to the air quality, noise, odour and light pollution; however the site is located over 4km away from key services and facilities so it cannot be considered to be in a sustainable location. Overall, due to the size of the development and its location, this site is considered to have a moderate adverse effect on this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site-by-site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

Summary of SA Objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zones 1, 2 and 3 associated with the River Biss catchment. As such, the development of the site for housing could exacerbate the risk of fluvial flooding from main river and/or ordinary watercourses/ditches downstream. In addition, the land is reported to be prone to surface water ponding/flooding. The proposals associated with the Ashton Park Strategic Allocation include a catchment model that seeks to address flood risk from all sources with contingency for climate change. However, the assessment model does not deal with any additional sites and hence further work would need to be undertaken to ensure that the in-combination effects associated with development proposals to the south-east of the town can be appropriately managed without putting at risk the town centre/downstream sites.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>Bearing in mind the location of this site and it's juxtaposition with the River Biss, the inter-relationship between surface water/fluvial flows would need to be fully explored to support any subsequent planning application. In addition, climate change adaptation measures would need to be explored at any subsequent detailed planning application stage to address impacts of built development on natural systems. Advice on such matters should be taken from Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25.</p>

4. Minimise the risk of flooding to people and property (new and existing development)?	Bearing in mind the site lies within Flood Zones 1, 2 and 3, any subsequent planning application would need to be supported by a flood risk assessment. The long-term negative effects of housing development could potentially be offset through the delivery of low carbon dwellings.
5. Protect and enhance the natural function of floodplains?	Any subsequent development proposals would need to be supported by a Flood Risk Assessment (FRA) and incorporate necessary stand-offs to the River Biss to protect the natural function of the flood plain. Further advice on such matters would need to be sought from the Environment Agency.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 5b</p> <p>Development of this site would need to ensure that robust measures are employed to help address and adapt to the likely impacts of climate change. The land lies within Flood Zones 1, 2 and 3. Therefore, any subsequent development proposal would need to incorporate significant stand-offs to watercourses, as well as flood alleviation measures, and a FRA would be required. In addition, climate change adaptation measures would need to be explored and delivered through any subsequent planning application process. Overall, the site is considered to have a moderate adverse effect on this objective.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>There are no heritage assets on or adjacent the site.</p> <p><u>The Historic Landscape Classification sensitivity is given as low and described as modern fields created by altering post medieval fields which is a common/frequent landscape character.</u></p>
2. Ensure appropriate archaeological assessment prior to development?	Records indicate that the land has medium archaeological potential. On this basis, there would be a need to undertake an archaeological assessment to support a planning application for subsequent development of the site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The development of the site would not promote the re-use of historical/locally significant buildings.
4. Maintain and enhance the character and distinctiveness of settlements	The site does not lie within a designated Conservation Area.

through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 6</p> <p>There are no heritage assets on or adjacent the site. The site has medium archaeological interest. An archaeological assessment would need to be undertaken in order to inform any subsequent planning application stage. <u>The Historic Landscape Classification sensitivity is given as low and described as modern fields created by altering post medieval fields which is a common/frequent landscape character.</u> Overall, the site is considered to have a minor adverse effect on this objective.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	

Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The Landscape Character of this site falls within the Rolling Clay Lowland (11C Trowbridge Rolling Clay Lowland) typology, according to the Wiltshire Landscape Character Assessment¹⁶⁹.</p> <p>In terms of landscape character the site falls within the rolling lowland typology. It is of moderate character, but is nonetheless in good condition. The County Landscape Character Assessment defines the strategy for this type of land as one of conservation and strengthening. To this end, any subsequent planning application process would need to make provision for strengthening the character and appearance of the area. This may not be achievable unless the site is comprehensively planned with the Ashton Park Strategic Allocation.</p> <p>From an historic landscape character perspective the site is of low sensitivity. The landscape type is described as post-medieval fields which are considered to be a common/frequent landscape character type. Development of the land would lead to an inevitable loss of greenfield land and an urbanising effect on the small village of Yarnbrook.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	Development would offer the potential to deliver a comprehensive network of Green Infrastructure and bolstering of existing habitats. Indeed, bearing in mind the sensitivity of the site in ecological terms, such works would also need to be extensive, therein potentially reducing the net developable area.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing would in principle offer the potential to deliver additional access to and availability of urban greenspaces. Footpath NBRA44 runs on/adjacent to the site which should be protected as it offers access to the wider countryside.

¹⁶⁹ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁷⁰ ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	The development of the site would have the potential to protect and add to the existing rights of way network and open spaces. Footpath NBRA44 runs on/adjacent to the site which should be protected.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 7</p> <p>Development of the site for housing would lead to a loss of greenfield land and have an urbanising effect on Yarnbrook. Development proposals would need to set aside significant areas of land to provide an effective stand-off to the River Biss and designated woodland features (Biss Wood/Green Lane Wood). In addition, the site is isolated from the town and development would extend into what is currently open countryside. Overall, the site is considered to have a moderate adverse effect on this objective.</p>	
<p>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p> <p>Decision Aiding Questions. Will the development site...</p>	

¹⁷⁰ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery capacity, the development of the site for housing would help boost the local supply of affordable homes in accordance with national/local plan policy requirements; however mitigation measures may reduce the overall available area for development.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	The allocation of the site would help to boost housing supply to meet local and HMA targets/need.
4. Have regard to the settlement hierarchy?	The development of the site would result in housing development in and around Yarnbrook which is a small village. It has only very limited facilities and therefore this level of growth would not be appropriate in this location.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would generally assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Not applicable.
Assessment outcome (on balance) + +	
Summary of SA Objective 8	
<p>The site would have the potential to boost the supply of a range of homes in accordance with national and local planning policies. However, development of the land would have the effect of significantly diminishing the identity of Yarnbrook as a separate village and result in an inappropriate level of growth in this location. Certain mitigation measures (screening/stand-offs) may be achievable, but the net effect would be a significant reduction in the quantum of housing to be delivered. On balance, in relation to this objective the site is considered to have a moderate beneficial effect.</p>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	

Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. The design of any subsequent development layout would need to consider creating spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence to suggest that this could not be achieved, although details would have to be provided at any subsequent planning application stage.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas, for example. This may ultimately require a reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal. The site is within 4km of main town centre facilities. This may discourage walking and cycling and a healthier lifestyle generally.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	The development of the site would offer the opportunity to provide flexibly designed accommodation to meet the changing demands of an ageing population in Trowbridge. However, if developed alone, the site would be isolated and therefore not suitably located to support an elderly or disabled population.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The site lies on the northern-eastern edge of Yarnbrook and south of the Ashton Park Strategic Allocation. As such, access to town centre health facilities would likely be achieved by private car. The capacity of local GP surgeries would need to be assessed in order to ensure that there is sufficient capacity to accommodate additional patients. Local surgeries in Trowbridge have capacity issues and mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	The site would increase opportunities for the local community to access a decent home and thereby help reduce deprivation. This site falls within LSOA 037A which is amongst the 30% least deprived neighbourhoods in the country. In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home and hence respond positively to tackling levels of deprivation experienced in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	A limited bus service can be accessed at Yarnbrook, but the site lies approximately 4 kilometres from the town centre with no footways along the West Ashton Road. If developed, the site would result in isolated built form on the edge of Yarnbrook and extend into what is currently open countryside.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated	Depending on the level of growth proposed in the southern sector of Trowbridge, a new 1.5 FE school or 1.8ha site would be required for new primary school provision. West Ashton VA Primary School has aspirations to expand and relocate onto a new site, or the Ashton Park development, if permitted. This would therefore increase the site requirements to 1.8ha and

<p>from the site?</p>	<p>would require the disposal of the existing West Ashton VA School site.</p> <p>The existing secondary schools in Trowbridge will all reach capacity by 2020 and in view of the size of the expected developments in and around Trowbridge, another secondary school site will need to be identified and delivered as a priority within the proposed development of the Ashton Park Strategic Site Allocation.</p> <p>The development of this site would significantly increase pressure on local primary/secondary schools. As such, any additional growth to the south-east of the Town would have to be contingent on the up-front, or early (2017-2019) delivery of primary and secondary schools.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 9</p> <p>The site is located on the edge of Yarnbrook and the southern boundary of the Ashton Park Strategic Allocation. Whilst local services/facilities would be potentially accessible by sustainable means, the site is nonetheless 4km from the town centre and would likely lead to an increase in car-based trips, particularly if built-out in isolation. Development of this site would significantly increase pressure on local primary/secondary schools at the town. Mitigation measures would be required to improve local school capacity. Mitigation would also be required to improve patient capacity at surgeries. Overall, the site is considered to have a moderate adverse effect on this objective.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p>Development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. However, such routes would likely be contingent upon the delivery of the Ashton Park Strategic Allocation to the north.</p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p>The site would have the potential to create links to existing cycling routes once development at the Ashton Park Strategic Allocation commences.</p>
<p>3. Improve the jobs/homes balance, to reduce out-commuting?</p>	<p>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</p>
<p>4. Promote developments in accessible locations that reduce the</p>	<p>The site is located in an accessible location on the edge of the town with reasonable prospects for connectivity to local/town</p>

need to travel and reliance on the private car?	centre services and facilities.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 10</p> <p>Whilst the site would be located to the south of the proposed Ashton Park site, connectivity to existing and planned local services/facilities would be potentially curtailed by severance issues associated with the proposed Yarnbrook and West Ashton Relief Road. Overall, the site is considered to have a moderate adverse effect on this objective.</p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
<p>Summary of SA Objective 11</p> <p>Additional homes would increase the local population which, in turn, could boost the local economy in terms of access to services, facilities and employment opportunities (e.g. the existing White Horse Business Park and proposed Ashton Park Business Park). Effects are considered likely to be minor beneficial against this objective.</p>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</p> <p>Decision Aiding Questions. Will the development site...</p>	

1. Protect and enhance the vitality and viability of existing employment areas?	The development of the site for housing would have the potential to support the viability of existing employment areas.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.
Assessment outcome (on balance) +	
Summary of SA Objective 12	
The development of the site would have the effect of increasing the local population. Those of working age would be able to access local employment areas. Overall, the site is considered to have a minor beneficial effect on this objective.	

Site 262 – Land west of Yarnbrook Road (A350)

Site context	
Site size: 49.78ha Site capacity: approximately 747 743 dwellings	
The site is effectively divided into two large parcels of land comprising open, sloping agricultural fields that straddle the West Ashton Road and abut the A350 and Biss Woods. The character of the land appears intrinsically linked to surrounding agricultural uses. Adjoining designated woodland features at Biss Wood link into Green Lane Wood and form a significant feature of the local landscape. The land also falls within the line of the proposed Yarnbrook and West Ashton Relief Road, but does not form part of the planning application red-line associated with the Ashton Park Strategic Allocation.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The land forms a contiguous extension to SHLAA site 261 and extends a significant distance alongside the A350 (Yarnbrook Road), straddling the existing West Ashton Road. The land rises up to the south to meet the A350 and offers extensive views across agricultural fields towards the town centre. The site abuts critical flood zones associated with the River Biss. In addition, it adjoins the ecologically sensitive Biss Wood which forms an important habitat for protected bat species (e.g. Bechstein's bat). The site also lies within the corridor for the proposed Yarnbrook and West Ashton Relief Road. As such, if the road proposals are permitted, the site would be bifurcated, leading to potential connectivity/severance issues with the

	wider Ashton Park urban extension.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The site comprises greenfield, agricultural land and a series of habitat features (hedgerows/hedgerow trees etc). Due to the ecological sensitivity of the area, development of the site would likely fail to satisfy a project level HRA on the grounds of unacceptable impact on Annex II bats (existing foraging and roosting routes/sites) associated with the Bath & Bradford-on-Avon bats SAC. It is highly likely that the land would be needed in order to provide significant mitigation measures to support the Yarnbrook and West Ashton Relief Road.
3. Result in greater community engagement with biodiversity?	Development of the site for housing would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area. In addition, development of the site for housing would need to consider potential connectivity issues as the proposed Yarnbrook and West Ashton Relief Road will, if permitted, sever the site.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The development of the site for housing would require significant provision of buffers to recognised green/water course corridors. Bearing in mind the scale of the proposed Yarnbrook and West Ashton Relief Road, it is likely that the provision of green corridors and buffer strips would be difficult to achieve alongside housing development.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	Development of the site would appear capable of delivering a limited amount of multi-functional Green Infrastructure and improve habitat connectivity. However, such infrastructure would likely be required in any event to mitigate the impact of the proposed Yarnbrook and West Ashton Relief Road.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site extends a considerable distance along the River Biss corridor, up to the West Ashton crossroads and beyond the West Ashton Road towards Biss Wood. It comprises land on the edge of the flood plain and adjacent to Biss Wood/Green Land Wood which are recorded as being ecologically sensitive. Habitat features such as mature hedgerows/hedgerow trees, woodland blocks, grassland, arable land, buildings and scrub all offer good habitat for foraging/roosting bats (Bechstein's / Greater Horseshoe) and other species.

7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development on sites within easy walking distance of the Biss / Green Lane Woods core roosting area are at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council’s guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).

Assessment outcome (on balance) - - -

Summary of SA Objective 1

Records indicate that the local area is home to a number of protected species and important local habitats that would need detailed investigation at any subsequent planning application process. In addition, due to the recorded presence of protected Bechstein’s bats associated with the Bath and Bradford-on-Avon Bats SAC, the site will likely require detailed assessment in accordance with the Habitats Regulations. Due to the ecological sensitivity of the site, particularly when viewed in the context of the Ashton Park/Yarnbrook and West Ashton Relief Road, it is unlikely that it would be suitable for housing development unless significant mitigation measures are employed.

The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core

roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.

However, due to the proximity of the site to Biss Wood/Green Lane Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that it would be suitable for housing development. Increased recreational pressure on the woods would significantly affect protected bat species.

On balance, the site option would have a major adverse effect on this objective.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated to the immediate south-east of the Ashton Park Strategic Site Allocation. Subject to biodiversity constraints being appropriately addressed, the site would appear capable of delivering an acceptable housing density. Linkages to public transport routes would likely be contingent upon delivery of the wider Ashton Park Strategic Allocation. Alternatively, the site would be accessible from the West Ashton Road and routes into the town centre. However, this would lead to an isolated development in what is currently open agricultural land.
2. Maximise reuse of previously developed land where possible/appropriate?	The site comprises greenfield land and hence would have no potential for maximising the reuse of previously developed land. The land is planned to be used in part for the proposed Yarnbrook and West Ashton Relief Road. Therefore it is likely that there will be little available land to build house upon once the requisite strategic mitigation measures have been implemented.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	The site comprises a mosaic of agricultural fields/informal open space. Therefore, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure are appropriately protected.

6. Protect the best and most versatile agricultural land?	Development of the site would result in the permanent loss of agricultural land. There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be moderate adverse.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a defined Minerals Safeguarding Area or Waste Sites Safeguarding Area.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 2</p> <p>As outlined above, the site is situated to the immediate south-east of the Ashton Park Strategic Site Allocation. As such, any proposals to develop the land for housing would need work with the proposals for the Ashton Park development. The land comprises a series of open agricultural fields and, as such, would not maximise the use of previously developed land. The site would result in the loss of agricultural land. In addition, the land is planned to be used, in part, for the proposed Yarnbrook and West Ashton Relief Road. Therefore it is likely that there will be little available land to build house upon once the requisite strategic mitigation measures have been implemented. Overall, the site is considered to have a moderate adverse effect on this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	The development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. The development of the site for housing would be capable of being supported by existing water mains. A capacity appraisal would nonetheless need to be undertaken to confirm the need, or otherwise for local connection /capacity improvements.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<p>Development of the site would likely be contingent upon the development of the Ashton Park Strategic Allocation. In this sense, water infrastructure would be capable of being holistically planned. If developed in isolation, such benefits would potentially be lost.</p> <p>Foul drainage would potentially be an issue as additional development would need to utilise infrastructure designed to serve the Ashton Park site (including managing run-off from the proposed Yarnbrook and West Ashton Relief Road). As this route has been identified to serve the Ashton Park Strategic Site Allocation, any additional connection may unacceptably impact on</p>

	the existing drainage system. As such, if this site were to be developed there would be a need for upgrading works to ensure all planned development can be connected to an improved network.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	The site lies in a groundwater area and hence prone to surface water ponding during extended pluvial events. Where appropriate, the development of the site would likely need to make provision for on-site surface, storm and foul water drainage. This may require statutory easements to be secured and dialogue with the relevant water utilities company would be essential at the detailed design stage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning application process to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Protection Zone and hence development would be unlikely to impact on groundwater resources. That said, in line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable as the site does not fall within the Hampshire Avon or River Kennet catchments,
Assessment outcome (on balance) -	
Summary of SA Objective 3	
<p>The site does not appear to be constrained in relation to drinking water resources. That said, consideration would need to be given to capacity issues in relation to drinking water and foul water/sewerage infrastructure in the form of a detailed capacity assessment. Development of the site would likely be contingent upon the delivery of water infrastructure associated with the planned Ashton Park Strategic Allocation. In addition, consideration would need to be undertaken in respect of sustainable drainage measures. Such matters can be addressed appropriately at the detailed design stage in dialogue with the Environment Agency, Lead Local Flood Authority and respective water utilities company. Overall, the site is considered to have a minor adverse effect on this objective.</p>	

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	
Decision Aiding Questions. Will the development site...	
1. Maintain and improve local air quality?	<p>The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely increase local commuter traffic, which may impact on local air quality. Measures would need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: promoting smarter choices and sustainable transport measures. Other measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing.</p>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Appropriate mitigation measures would need to be agreed and implemented through any subsequent planning application process.</p>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	<p>Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

4. Seek to reduce development in or near to AQMAS ¹⁷¹ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	Development of the site may lead to an increase in vehicular movements. Where necessary, air quality strategies would be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies would be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 4</p> <p>The site comprises extensive greenfield, agricultural land. If developed in isolation, future residents would likely rely upon use of the private car to reach town centre services and facilities. Given the potential size of the site, potential housing quantum and proximity to the proposed Yarnbrook and West Ashton Relief Road, development could have adverse impacts on air quality. Therefore if developed for housing (alongside the proposed Yarnbrook and West Ashton Relief Road) there</p>	

¹⁷¹ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

would be a need to ensure that appropriate mitigation measures are designed and implemented to ensure the construction and occupation phases do not lead to adverse impacts in relation to the air quality, noise, odour and light pollution. Overall, the site is considered to have a moderate adverse effect on this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site-by-site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

Summary of SA Objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is predominantly located within Flood Zone 1, but abuts Flood Zones 2 and 3. However, the land slopes down (to the north) from the A350 towards the River Biss and hence surface water run-off associated with new development (proposed housing and the relief road) would need to be robustly investigated and addressed. As such, the development of the site may exacerbate the risk of fluvial flooding from main river and/or ordinary watercourses downstream. In addition, the land is reported to be prone to surface water ponding/flooding. The proposals for the Ashton Park Strategic Allocation include a catchment model that seeks to address flood risk from all sources with contingency for climate change. However, this work does not deal with any additional sites and hence further work would need to be undertaken to ensure that the in-combination effects associated with development proposals to the south-east of the town can be appropriately managed without putting at risk the town centre/downstream sites.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	<p>The site is largely underlain by clays and mudstones. As such, the potential to accommodate appropriate Sustainable Drainage Systems (SuDS) measures to manage surface water run-off from built form will need careful consideration as ground conditions may render such measures as being ineffective. However, if technically feasible and employed, SuDS would need to be designed in such a manner as to allow long-term positive management of surface water in line with standing advice from the Environment Agency and Lead Local Flood Authority. Such measures would need to be considered within the context of the drainage strategy for the Ashton Park proposals.</p>
4. Minimise the risk of flooding to people and property (new and existing)	<p>The site is located within Flood Zones 1, but abuts Flood Zones 2 and 3. As such, development proposals would need to appropriately address areas of known fluvial flooding/surface water ponding, and a Flood Risk Assessment (FRA) would be</p>

development)?	required. Without significant mitigation/stand-offs, the development of the site for housing (and the proposed Yarnbrook and West Ashton Relief Road) would likely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.
5. Protect and enhance the natural function of floodplains?	The development of the site would have the potential to affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 5b</p> <p>The land lies within Flood Zones 1, but abuts Flood Zone 2 and 3. If the site is allocated there would be a need to incorporate significant stand-offs and flood alleviation measures. It is important to ensure that drainage and flood risk issues are fully examined due to the inter-relationship between surface water/fluvial flows that contribute to the overall River Biss catchment. In addition, climate change adaptation measures should be explored at any subsequent detailed planning application. Bearing in mind the size of the site a FRA would be need to be undertaken in order to support any subsequent planning application. Further guidance on such matters can be found in Wiltshire Council's Ground Water Strategy and CIRIA Guidance Part E, Chapter 25. Overall, the site is considered to have a moderate adverse effect on this objective.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>There are no heritage assets on or adjacent the site. Therefore, the development of the site would not adversely affect designated heritage assets. Records indicate that the land has medium archaeological potential.</p> <p><u>The Historic Landscape Classification sensitivity is given as medium and described as modern fields created in an area of former ancient woodland and parkland. Parcel shape preserves the form of the old woodland and position of north-eastern field references its existence as a piece of old parkland.</u></p>
2. Ensure appropriate archaeological assessment prior to development?	On the basis of available evidence, there would not be a need to undertake an archaeological assessment to support the allocation and subsequent development of the site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The development of the site would not promote the re-use of historical / locally significant buildings.

4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site does not lie within a designated Conservation Area.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 6</p> <p>There are no heritage assets on or adjacent the site, therefore the development of the site would not adversely affect designated heritage assets. The site has medium archaeological potential. An archaeological assessment would be required to support any subsequent planning application. Such works would be extensive and may yield important finds. <u>The Historic Landscape Classification sensitivity is given as medium.</u></p> <p>Overall, the site is considered to have a minor adverse effect on this objective.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local	

distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The Landscape Character of this site falls within the Rolling Clay Lowland (11C Trowbridge Rolling Clay Lowland) typology, according to the Wiltshire Landscape Character Assessment¹⁷².</p> <p>The development of the site would need to be assimilated into the wider Ashton Park proposals rather than brought forward in isolation. Significant stand-offs to the River Biss and Biss Wood, along with screening measures to ameliorate the potential effects of the proposed Yarnbrook and West Ashton Relied Road would likely be required in order to support housing development. The delivery of such measures would alter the character of the local area.</p> <p>In terms of landscape character the site falls within the rolling lowland typology. It is of moderate character, but in good condition. The County Landscape Character Assessment defines the strategy for this type of land as one of conservation and strengthening. To this end, any subsequent planning application process would need to make provision for strengthening the character and appearance of the area.</p> <p>From an historic landscape character perspective the site is of low sensitivity to change. The landscape type is described as post-medieval fields which are considered to be a common/frequent landscape character type. Development of the land would lead to a permanent loss of greenfield land and a moderate urbanising effect when considered in the context of the submitted proposals for the Ashton Park Strategic Allocation. However, if developed in isolation, the urbanising effect would be considerable.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green</p>	<p>The development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure and bolstering existing habitats.</p>

¹⁷² Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

Infrastructure Strategy?	
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing (and the proposed Yarnbrook and West Ashton Relief Road) would offer the potential to deliver additional access to and availability of urban greenspaces. However, development of the site would likely be contingent upon the eventual development of the Ashton Park Strategic Allocation.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁷³ ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	The development of the site would have the potential to protect and add to the existing rights of way network and open spaces.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site is not located within the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	
Summary of SA Objective 7	
Development of the site for housing would lead to a permanent loss of greenfield land and generate an urbanising effect in isolation or in combination with the proposals for delivering the Ashton Park Strategic Allocation. It would also have an urbanising effect on the villages of Yarnbrook and West Ashton. Any development proposals would need to set aside significant areas of land to provide an effective stand-off to the River Biss and Biss Wood. Overall, the site is considered to have a	

¹⁷³ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

moderate adverse effect on this objective.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery capacity, development would boost the local supply of affordable homes in accordance with national/local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The development of the site would need to deliver high quality, sustainable homes of all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	The allocation of the site would help to boost housing supply to meet local and HMA need. However, mitigation measures identified elsewhere in this assessment may reduce the overall capacity of the site.
4. Have regard to the settlement hierarchy?	The development of the site would add to the significant urbanising effects associated with the planned Ashton Park urban extension.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Not appropriate.
Assessment outcome (on balance) + + +	
Summary of SA Objective 8	
The site would have the potential to boost the supply of a range of homes in accordance with national and local planning policies. However, certain mitigation measures (screening/stand-offs) would be required in order to address issues such as recreational pressure on local, ecologically rich woodland features. Therefore,	

the benefits must be balanced against the outcome of all other objectives. On balance, the site is considered to have a major beneficial effect on this objective.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The development of the site would provide opportunities for social integration if brought forward with the planned Ashton Park urban extension and thereby help reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes which encourage walking and cycling through providing residential areas with shared spaces between vehicles and pedestrians/cyclists; along with appropriately designed landscape areas, for example. This may ultimately require a reduction of the net developable area and would need to be considered more holistically as part of any subsequent development proposal. The site lies within 4km of town centre services/facilities. This may well discourage walking and cycling and a healthier lifestyle generally, particularly if the site is developed in isolation.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	The development of the site would potentially offer the opportunity to provide flexibly designed accommodation to meet the changing demands of an ageing population in Trowbridge, but only if brought forward alongside the proposed Ashton Park Strategic Allocation.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The site is physically divorced from the south-eastern edge of the town boundary. As such, access to town centre health facilities would likely be achieved by private car in the main. In addition, the capacity of local GP surgeries is recorded as being limited. As such, capacity would need to be assessed in order to ensure that an increase in population is appropriately addressed.
5. Maximise opportunities within the most deprived areas?	Development of the site would increase opportunities for the local community to access a decent home and thereby help reduce deprivation.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of Yarnbrook, West Ashton and the planned Ashton Park urban extension. Opportunity to access town/local services and facilities via walking/buses would be achievable in the long-term as and when development commences at Ashton Park.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated	The development of this site would significantly increase pressure on local primary/secondary schools. As such, any additional growth to the south-east of the Town would have to be contingent on the up-front delivery of primary and secondary

from the site?	schools.
Assessment outcome (on balance) - -	
Summary of SA Objective 9	
The site is located on the edge of the planned Ashton Park urban extension and extends towards Yarnbrook and West Ashton. Whilst local services/facilities would be potentially accessible by sustainable means, the development of the site in isolation would likely lead to an increase in car-based trips. A capacity assessment of local schools and health facilities would need to be undertaken, particularly if the Ashton Park development commences soon. Overall, the site is considered to have a moderate adverse effect on this objective.	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Development of the site would have the potential to create links to existing cycling routes provided the Ashton Park Strategic Allocation is built out.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	The site would have the potential to create links to existing cycling routes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	Whilst local services/facilities would be potentially accessible by sustainable means, the development of the site in isolation would likely lead to an increase in car-based trips.
Assessment outcome (on balance) - -	
Summary of SA Objective 10	
The development of this site would need to be integrated into the wider Ashton Park Strategic Allocation proposals. Whilst local services/facilities would be potentially	

accessible by sustainable means, the development of the site in isolation would likely lead to an increase in car-based trips, at least in the short-term unless/until the Ashton Park Strategic Allocation site is built out in line Core Policy 29 of the Wiltshire Core Strategy. In addition, consideration would need to be given to whether the development of the proposed Yarnbrook and West Ashton Relief Road would lead to significant severance issues. It is considered that this site would have a moderate adverse effect on this objective.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby help increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.

Assessment outcome (on balance) + +

Summary of SA Objective 11

Additional development to the south-east of the town would significantly increase population numbers and thereby support the local economy. Access to employment on proposed, adjacent business parks; and potential links to the town and beyond (via the A350) would also help assist boosting the local economy and create jobs. Whilst such benefits would be significant, they would likely only materialise if development in the area is planned holistically around the proposed Ashton Park Strategic Allocation. In the absence of evidence to this effect, the score reflects the circumstances as they currently prevail and therefore overall a moderate rather than major beneficial effect has been identified against this objective.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	The development of the site for housing would have the potential to support the viability of existing employment areas.
2. Provide a focus for development in	The development of the site for housing would have the potential to support the settlement hierarchy by directing an

Salisbury and Trowbridge?	appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.
Assessment outcome (on balance) +	
Summary of SA Objective 12	
Access to employment on adjacent business parks; and strong links to the town and beyond (via the A350) would also help assist on boosting the local economy and create jobs. Overall, the site is considered to have a minor beneficial effect on this objective.	

Site 256 – Land south of Green Lane, Trowbridge

Site context	
Site size: 7.42ha Site capacity: approximately 467 102 dwellings	
The site is situated on the edge of Castlemead/Paxcroft Mead. Whilst being greenfield/agricultural in nature the site would represent a natural extension to the existing Castlemead development.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The land forms a near contiguous extension to the recently constructed Castlemead development. Whilst offering the potential for supplementing local green infrastructure, the key challenge will be ensuring the cumulative/in-combination effects of development (recently built/committed/planned) would not give rise to likely significant effects on recorded bat populations (Bechstein’s and others), or habitats such as Green Lane Wood and Biss Wood.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating	The site comprises greenfield, agricultural land practically abutting Green Lane Wood and a series of habitat features. Due to the ecological sensitivity of the area, development of the site would likely fail to satisfy a project level HRA on the grounds of unacceptable impact on Habitats Directive, Annex II bat species (foraging routes and roosting sites) associated with the Bath & Bradford-on-Avon Bats SAC.

biodiversity features within new development resulting in a net gain?	
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The development of the site for housing would require significant provision of buffers to recognised green corridors, in particular Green Lane Wood.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The development of the site would appear to be capable of delivering a limited amount of multi-functional Green Infrastructure to improve habitat connectivity. Such works would need to be planned to augment those approved as part of the Castlemead development and managed appropriately to reduce recreational pressure on the woodland features in the immediate area.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site would essentially form a contiguous extension to Castlemead. However, development on site would be within 200 metres of the ecologically important – Green Lane Wood. Habitat features such as mature hedgerows/trees, grassland, arable land, nearby stream corridor remnant woodland, semi-improved grasslands, buildings and scrub all offer good habitat for foraging bats (Bechstein's / Greater Horseshoe) and other species. All such features would need to be appropriately protected and, where appropriate, augmented.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. However, consideration would need to be given to bolstering existing protection of Green Lane Wood.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.

Plain and New Forest SPAs?	
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council's guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - - -	
<p>Summary of SA Objective 1</p> <p>The site is situated adjacent to the recently constructed Castlemead development. It comprises agricultural fields that abut the Green Lane Wood. As such, the site and its immediate environs would likely be ecologically sensitive, both in terms of protected species and habitat connectivity.</p> <p>Records indicate that the area around the site is home to a number of protected species and important local habitats that would need detailed investigation at any subsequent planning application process. In addition, due to the recorded presence of protected Bechstein's bats associated with the Bath and Bradford-on-Avon Bats SAC, the site will likely require detailed assessment in accordance with the Habitats Regulations.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.</p> <p>However, due to the proximity of the site to Biss Wood/Green Lane Wood; the recorded presence of protected species; and the overall ecological sensitivity of the site, it is unlikely that it would be suitable for housing development. Increased recreational pressure on the woods would significantly affect protected bat species. On balance, the site would have a major adverse effect on this objective.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is situated to the north-east of the Ashton Park Strategic Site Allocation and adjacent to the recently constructed Castlemead development. Bearing in mind developments taking place on adjacent land it is likely that the site would be capable of delivering a boost to local housing supply. Links to existing public transport routes, local and town centre services/facilities would be achievable via the Castlemead development. Indeed, existing public transport links may well be improved provided development takes place on the Ashton Park Strategic Allocation, where employment, district centres, 3 new schools, cycling and walking improvements will be delivered. Alternatively, it could link into the Green Lane area with good walking/cycling connection to the town centre.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The site comprises greenfield land and hence would have no potential for maximising the reuse of previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
<p>5. Protect and enhance soil quality?</p>	<p>The site comprises a mosaic of agricultural fields/informal open space. Therefore, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure are appropriately protected.</p>
<p>6. Protect the best and most versatile agricultural land?</p>	<p>Development of the site would result in the permanent loss of Grade 3 agricultural land which underlays the entire site. However, given the scale of development such a loss would be minor adverse.</p>
<p>7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?</p>	<p>The site is not situated within, or adjacent to a Minerals Safeguarding Area, or Waste Site Safeguarding Area.</p>
<p>Assessment outcome (on balance) -</p>	

Summary of SA Objective 2	
As outlined above, the site is situated to the immediate east of the recently constructed Castlemead development; and north-east of the proposed Ashton Park Strategic Site Allocation. Proposals to develop the land for housing would need to be planned holistically with the proposals for the Ashton Park Strategic Allocation in terms of addressing potential impacts on sensitive habitats and protected species. The land comprises agricultural fields and, as such, would not maximise the use of previously developed land in the town. Development on site would result in the permanent loss of agricultural land. Overall, the site is considered to have a minor adverse effect on this objective.	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	The development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. Bearing in mind the infrastructure associated with the Castlemead development, additional housing on this site would appear capable of being supported by existing water mains and extensions to the sewerage network.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	The site would form a contiguous extension to the Castlemead development. Connectivity to in-situ foul and drinking water infrastructure would be achievable. Consideration may need to be given to the overall capacity of the existing network, particularly in the light of the Ashton Park proposals.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for connecting to existing surface and foul water drainage. As outlined above, this may require statutory easements to be secured and dialogue with the relevant water utilities company would be essential at the detailed design stage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning application process to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Protection Zone and hence development would be unlikely to impact on groundwater resources. That said, in line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient	Not applicable as the site does not fall within the Hampshire Avon or River Kennet catchments.

<p>management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 3</p> <p>The site does not appear to be constrained in relation to drinking water resources/foul water drainage infrastructure. Consideration would nonetheless need to be given to drinking water and sewerage infrastructure in the form of a detailed capacity assessment. In addition, consideration will need to be given to sustainable drainage measures, particularly with the focus of long-term growth centred on the south-east of the town. However, such matters are capable of being addressed appropriately at the detailed design stage in dialogue with the Environment Agency, Lead Local Food Authority and respective water utilities company. Overall, the site is considered to have a minor adverse effect on this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is situated on the edge of the development at Castlemead and the proposed Ashton Park Strategic Allocation. As such, if developed, the site would potentially connect with the two planned local centres and key town centre services and facilities. This should help integrate the site into the wider development planned to the south-east of the town and potentially reduce reliance upon private car journeys into the town centre once bus services/walking and cycling routes become established. Nevertheless, measures would need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routeing, site management, site layout and phasing.</p>

2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage and commercial traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ¹⁷⁴ ?	The site is not situated within, adjacent to, or in proximity of a designated Air Quality Management Area (AQMA).
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may to lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are	While development of the site may to lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and

¹⁷⁴ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

avoided?	implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
Summary of SA Objective 4	
<p>The site comprises greenfield, agricultural land. Therefore if developed for housing there would be a need to ensure that appropriate mitigation measures are designed and implemented to ensure construction and occupation phases do not lead to adverse impacts in relation to the air quality, noise, odour and light pollution. Overall, a minor adverse effect on this objective is anticipated.</p>	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site-by-site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
Summary of SA Objective 5a	

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is situated in Flood Zone 1. However, surface water drainage patterns in the area are such that the development of the site would need to be considered within the context of other developments/planned commitments (Castlemead/Ashton Park). The proposals for the Ashton Park Strategic Allocation include a catchment wide drainage model that seeks to address flood risk from all sources with contingency for climate change. However, this work does not take into account any additional sites and hence further work would need to be undertaken to ensure that the in-combination effects associated with development proposals to the south-east of the town can be appropriately managed without putting at risk the town centre/downstream sites.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable</p>	<p>The site is largely underlain by clays and mudstones. As such, the potential to accommodate appropriate Sustainable Drainage Systems (SuDS) measures to manage surface water run-off from built form will need careful consideration as ground conditions may render such measures as being ineffective. However, if technically feasible SuDS would need to be</p>

Drainage Systems?	designed in such a manner as to allow long-term positive management of surface water. Such measures would need to be considered within the context of the wider drainage strategy proposed for the Ashton Park proposals.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, planning would need to appropriately consider how development of the site may impact on wider areas of known fluvial flooding/surface water ponding. Should appropriate mitigation measures be required they would need to be considered within the context of drainage patterns to the south-east of the town. A Flood Risk Assessment (FRA) would be required.
5. Protect and enhance the natural function of floodplains?	The development of the site would not lead to effects on the areal extent and function of the River Biss floodplain.
Assessment outcome (on balance) - -	
Summary of SA Objective 5b	
The site is situated in Flood Zone 1. Records indicate issues with fluvial flooding and surface water ponding in the wider area, associated with the confluence of the River Biss, Paxcroft Brook and Drynham Brook. As such consideration would need to be given to the influence that development of this site may have on the wider River Biss catchment. In this sense, any subsequent planning application would need to be considered in the light of the long-term development proposals for the Ashton Park Strategic Allocation. Geological/soil conditions may preclude the use of SuDS. However, such measures should be investigated through any detailed planning application process. A FRA would be required. Overall, the site is considered to have a moderate adverse effect on this objective.	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	There are no heritage assets on or adjacent to the site. <u>The Historic Landscape Classification sensitivity is given as medium and described as modern wood pasture created by woodland clearance - uncommon character and provides setting to the nearby housing.</u>
2. Ensure appropriate archaeological assessment prior to development?	Records indicate that the land has medium archaeological potential. On the basis of available evidence, there would be a need to undertake an archaeological assessment to support the development of the site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where	The development of the site would not promote the re-use of historical / locally significant buildings.

appropriate?	
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site does not lie within a designated Conservation Area.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) -	
Summary of SA Objective 6	
<p>There are no heritage assets on or adjacent to the site. The site has medium archaeological potential. As such, an archaeological assessment would need to be undertaken to support any subsequent planning application. <u>The Historic Landscape Classification sensitivity is given as medium and described as modern wood pasture created by woodland clearance - uncommon character and provides setting to the nearby housing.</u></p>	

Overall, the site is considered to have a minor adverse effect on this objective.	
SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The Landscape Character of this site falls within the Rolling Clay Lowland (11C Trowbridge Rolling Clay Lowland) typology, according to the Wiltshire Landscape Character Assessment¹⁷⁵.</p> <p>The development of the site would need to be assimilated into the wider development proposals planned for the south-east of the town.</p> <p>In terms of landscape character the site falls within the rolling clay lowland typology. It is of moderate character, but in good condition. The County Landscape Character Assessment defines the strategy for this type of land as one of conservation and strengthening. To this end, any subsequent planning application process would need to make provision for strengthening the character and appearance of the area.</p> <p>From an historic landscape character perspective the site is of low sensitivity. The landscape type is described as post-medieval fields which are considered to be a common/frequent landscape character type.</p> <p>Development of the land would lead to an inevitable loss of greenfield land and a moderate urbanising effect when considered in the context of the Ashton Park proposals.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in	The development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure and bolstering of existing habitats.

¹⁷⁵ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

line with the Wiltshire Green Infrastructure Strategy?	
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing would offer the potential to deliver additional access to and availability of urban green-spaces. However, due to the ecological sensitivity of the adjacent Green Lane Wood, recreational pressure would need to be robustly managed.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁷⁶ ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	The development of the site would have the potential to protect and add to the existing rights of way network and open spaces. As outlined above, Green Lane should be maintained as a hedge-lined bridleway in the same manner as it is further west, thereby extending urban footpaths and connectivity with neighbouring developments.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
Summary of SA Objective 7	
Development of the site for housing would lead to a loss of greenfield land and extend the urbanising effect created by the Castlemead development. Any	

¹⁷⁶ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

development proposals would need to provide stand-offs to Green Lane Wood, as well as improve/maintain Green Lane as a hedge-lined bridleway.

In terms of landscape character the site falls within the rolling clay lowland typology. It is of moderate character, but in good condition. The County Landscape Character Assessment defines the strategy for this type of land as one of conservation and strengthening. To this end, any subsequent planning application process would need to make provision for strengthening the character and appearance of the area.

From an historic landscape character perspective the site is of low sensitivity. The landscape type is described as post-medieval fields which are considered to be a common/frequent landscape character type.

Overall, the site is considered to have a minor adverse effect on this objective.

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site and its potential delivery capacity, the development of the site for housing would help boost the local supply of affordable homes.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The development of the site would need to deliver high quality, sustainable homes across all types and tenures to meet local need.
3. Ensure adequate provision of land to meet housing needs?	The allocation of the site would help to boost housing supply to meet local and HMA targets/need.
4. Have regard to the settlement hierarchy?	The allocation and development of the site would respect the settlement hierarchy and the status of the town as a Principal Settlement.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	The allocation of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements.
7. Provide for an adequate range of	The development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure

housing in rural areas, whilst avoiding isolated dwellings?	and bolstering of existing habitats.
Assessment outcome (on balance) + +	
Summary of SA Objective 8	
The site would have the potential to boost the supply of a range of homes in accordance with national and local planning policies. The site is sustainably located in relation to the town centre/local services and facilities. As outlined above, the area around the site is ecologically sensitive and hence appropriately planned mitigation measures would be needed which could reduce the area of the site available. Overall, the site is considered to have a moderate beneficial effect on this objective.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. The design of any subsequent development layout would need to consider creating spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence to suggest that this could not be achieved, although details would have to be provided at any subsequent planning application stage.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas, for example. This may ultimately require a reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal. The site is within 2000m of the local/town centre facilities. This may discourage walking and cycling and a healthier lifestyle generally. However, the site has good links to bus routes, local employment sites and schools, all of which are within a reasonable walking and cycling distances.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	The Core Strategy requires development to respond to the changing needs of the local population including the needs of the elderly. The site would help boost the local supply of affordable homes. Overall, development of the site should seek appropriate integration with existing built form. There is no evidence to suggest that this could not be achieved through the development of this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The site would be sustainably located with opportunities to access local health facilities. That said, local GP surgeries are known to have capacity issues and mitigation would be required to support additional patient capacity.

5. Maximise opportunities within the most deprived areas?	This site falls within LSOA 037A which is amongst the 30% least deprived neighbourhoods in the country. That said, development of the site would increase opportunities for the local community to access a decent home. Development of this site would likely contribute positively to the area and thereby help reduce levels of deprivation experienced in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the town, offering the opportunity to access town centre/local services and facilities via walking/cycling/buses. Housing development on the site would provide an opportunity for existing services and facilities to be supported and remain viable, as well as create the potential demand for new services, such as broadband internet connections. In supporting local services, development of the site would reduce the need to travel by car and tackle the potential for isolation and social exclusion.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Further housing development will increase the local population. There is an urgent need to deliver new primary/secondary school capacity to serve the planned expansion of the town. Primary school places are an essential requirement as space at existing schools is limited.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 9</p> <p>The site is located adjacent to Castlemead/Paxcroft Mead and on the edge of the planned Ashton Park urban extension. Whilst local services/facilities would be potentially accessible by sustainable transport, the development of the site would likely lead to an increase in car-based trips. A capacity assessment of local health facilities and schools would need to be undertaken, particularly if the Ashton Park development commences soon. Overall, the site is considered to have a moderate adverse effect on this objective.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	The site would have the potential to create links to existing cycling routes via Green Lane and through the proposed Ashton Park urban extension.
2. Ensure new development incorporates facilities and	The site would have the potential to create links to existing cycling routes.

infrastructure for cyclists?	
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment in line with Castlemead/Paxcroft Mead and the Ashton Park urban extension. However, the development is likely to result in an increase in car journeys due to its size.
Assessment outcome (on balance) -	
Summary of SA Objective 10	
The site is sustainably located in relation to the town, Castlemead, Paxcroft Mead and planned urban extension at Ashton Park. The creation of additional links to the town for cycling and walking would be achievable and hence limit the potential for increased private car usage. However, given the size of the development it is likely to result in an increase in car journeys. Overall, the site is considered to have a minor adverse effect on this objective.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes at the town and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
Summary of SA Objective 11	
The site is sustainably located with access to local employment opportunities. Increased population will help support and bolster the town as a principal settlement and thereby increase opportunities for inward investment. However, the effects are considered likely to be minor positive against this objective unless development is	

planned holistically.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	The development of the site for housing would have the potential to support the viability of existing employment areas.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.
Assessment outcome (on balance) +	
Summary of SA Objective 12	
The development of the site would have the effect of increasing the local population. Those of working age would be able to access local employment areas. Overall, the site is considered to have a minor beneficial effect on this objective.	

Site 292 – Land north of Green Lane

Site context	
Site size: 11.35ha [recently expanded through the SHLAA] Site capacity: approximately 170 155 dwellings [250 overall depending on net developable area]	
The land is currently used for agriculture, an orchard and garden land.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The land forms a near contiguous extension to the recently constructed developments at Castle Mead/Paxcroft Mead. Whilst offering the potential for supplementing local green infrastructure, the key challenge will be ensuring the cumulative/in-combination effects of development (recently built/committed/planned) would not give rise to likely significant effects on

	recorded bat populations (Bechstein's and others), or habitats such as Green Lane Wood, Biss Wood and mature hedgerows.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The site comprises a mix of greenfield, agricultural land and garden/orchard land associated with Brook Farm and other isolated houses along the Ashton Road. The site abuts Green Lane (bridleway) and lies to the immediate north of Green Lane Wood. Due to the ecological sensitivity of the area, development of the site would require an HRA. Ecological mitigation measures would likely be required to appropriately reduce unacceptable impacts on known, Annex II bats (in terms of foraging routes and maternity/roosting sites) associated with the Bath & Bradford-on-Avon bats SAC. That said, the land may be capable of supporting development if appropriately considered in combination with other development (built/planned) in the locality.
3. Result in greater community engagement with biodiversity?	Development of the site for housing would have the potential to increase public access to designated/non-designated biodiversity features. This may lead to a detrimental increase in recreational pressure on identified protected species and habitats in the local area. The development potential of the site and its likely impact on local habitats should be considered in combination with the wider Ashton Park development proposals.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	Development of the site for housing would require improvements and maintenance of Green Lane as a hedge-lined bridleway. In addition, there may be a need provide mitigation measures to off-set recreational pressure on Green Lane Wood.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The development of the site would appear to be capable of delivering multi-functional Green Infrastructure and contribute towards improving habitat connectivity.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site would essentially form a near contiguous extension to Paxcroft Mead. However, development on site would be within approximately 200 metres of the ecologically important – Green Lane Wood. On-site/nearby habitat features such as hedgerows/trees, semi-improved grassland, woodland, buildings and scrub all offer good habitat for foraging bats (Bechstein's / Greater Horseshoe) and other species.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further

	assessment.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council’s guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - - -	
<p>Summary of SA Objective 1</p> <p>The site is situated adjacent to the Paxcroft Mead development and north of Castlemead. It comprises agricultural/orchard and garden land associated with nearby Brook Farm and isolated residential properties. The site lies immediately north of ecologically sensitive habitat at Green Lane Wood. Impacts associated with a potential increase in recreational pressure (borne out of a local increase in population) on protected bat species and habitat connectivity would need to be appraised/addressed through any subsequent planning application process.</p> <p>Records indicate that the area around the site is home to a number of protected bat species and important local habitats that would need detailed investigation at any subsequent planning application process. In addition, due to the recorded presence of protected Bechstein’s bats associated with the Bath and Bradford-on-Avon Bats SAC, the site will likely require detailed assessment in accordance with the Habitats Regulations.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.</p>	

<p>On the basis that the site lies immediately to the north of Green Lane Wood and would likely increase recreational pressure on protected bat species (and the wood moreover), mitigation is likely to be problematic and the site is considered to result in a major adverse effect against this objective.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site lies on the edge of Paxcroft Mead/Castlemead, with access to existing walking and cycling routes to town centre services/facilities. Access to public transport would be achievable along Ashton Road, A361 and within Paxcroft Mead. In addition, the site would have the potential to be functionally related to the Paxcroft Mead/Castlemead developments, thereby benefitting from links to district centres, schools and cycle/walking routes into town.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The site comprises greenfield/agricultural/orchard/garden land and hence would have no potential for maximising the reuse of previously developed land in the town.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield/agricultural/orchard/garden land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
<p>5. Protect and enhance soil quality?</p>	<p>The site comprises a mosaic of agricultural field/informal open space. Therefore, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure is appropriately protected.</p>
<p>6. Protect the best and most versatile agricultural land?</p>	<p>Development of the site would result in the permanent loss of Grade 3 agricultural land which comprises the entire site. Given the scale of development and location such a loss would be minor adverse.</p>

7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a Minerals Safeguarding Area or Waste Site Safeguarding Area.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site is situated to the immediate east of the Paxcroft Mead development; and north of the Castlemead development/Ashton Park Strategic Site Allocation. As such, proposals to bring the site forward for housing would need to be assessed in the light of wider development (built/planned) in terms of addressing potential impacts on sensitive habitats and protected bat species. The land comprises agricultural fields/orchard/gardens and, as such, would not maximise the use of previously developed land in the town. The development would result in the loss of agricultural land Overall, the site is considered to have a minor adverse effect on this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	Development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. On the basis of evidence received to date, the development of the site for housing would appear to be capable of being supported by existing water mains/sewerage connections in the local area.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	The site would form a contiguous extension to Paxcroft Mead. Connectivity to in-situ foul and drinking water infrastructure would be achievable. Consideration may need to be given to the overall capacity of the existing network, particularly in the light of the wider-scale of development proposed for the Ashton Park Strategic Allocation.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for connecting to existing surface and foul water drainage. This may require statutory easements to be secured. Dialogue with the relevant water utilities company, Lead Local Flood Authority and Environment Agency would be essential at the detailed design stage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning application process to control

	the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Protection Zone and hence development would be unlikely to impact on groundwater resources. That said, in line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable as the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) -	
Summary of SA Objective 3	
<p>The site does not appear to be constrained in relation to drinking water resources/foul water drainage infrastructure. Consideration would nonetheless need to be given to capacity issues in relation to drinking water and certainly sewerage infrastructure in the form of a detailed capacity assessment. In addition, consideration would need to be undertaken in respect of sustainable drainage measures, particularly with the focus of long-term growth centred on the south-east of the town. However, such matters are capable of being addressed appropriately at the detailed design stage in dialogue with the Environment Agency, respective water utilities company and Lead Local Flood Authority. Overall, the site is considered to have a minor adverse effect on this objective.</p>	
SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	
Decision Aiding Questions. Will the development site...	
1. Maintain and improve local air quality?	<p>The site is not located within an Air Quality Management Area (AQMA). Nonetheless, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is situated on the edge of the committed/planned developments at Paxcroft Mead/Castlemead/Ashton Park. As such, if developed, the site would be potentially connected with the two planned local centres and key town centre</p>

	<p>services and facilities. This should help integrate the site into the wider development planned to the south-east of the town and potentially reduce reliance upon private car journeys into the town centre once bus services/walking and cycling routes become established. Nevertheless, measures would need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routeing, site management, site layout and phasing.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage and commercial traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>4. Seek to reduce development in or near to AQMA¹⁷⁷?</p>	<p>The site is not situated within, adjacent to, or in proximity of a designated Air Quality Management Area (AQMA).</p>
<p>5. Ensure that air quality impacts on local biodiversity sites are avoided?</p>	<p>The development of the site is likely to lead to an increase in vehicular movements which may have the potential to denigrate local air quality and thereby impact on local biodiversity sites/protected species. Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy</p>

¹⁷⁷ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

	and advice from relevant bodies.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	Development of the site may lead to an increase in vehicular movements and denigration of local air quality. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts. It is considered that development of this site would be likely to lead to significant adverse impacts on habitats used by protected species and the Bath and Bradford-on-Avon Bats SAC.
Assessment outcome (on balance) -	
Summary of SA objective 4	
The site comprises greenfield, agricultural/orchard/garden land. Therefore if developed for housing there would be a need to ensure that appropriate mitigation measures are designed and implemented to ensure construction and occupation phases do not lead to adverse impacts in relation to the air quality, noise, odour and light pollution. It is considered that development of this site would be likely to lead to significant adverse impacts on habitats used by protected species and the Bath and Bradford-on-Avon Bats SAC. However, such impacts may be capable of being addressed through appropriately designed mitigation. Overall, the site is considered to have a minor adverse effect on this objective.	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.

2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site-by-site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 5a</p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is situated in Flood Zone 1. However, surface water drainage patterns in the area indicate that the development of the site would need to be considered within the context of other developments (Paxcroft Mead/Castlemead/Ashton Park) taking place/planned for the area. The proposals for the Ashton Park Strategic Allocation include a catchment model that seeks to address flood risk from all sources with contingency for climate change. However, this work does not deal with any additional sites and hence further work would need to be undertaken to ensure that the in-combination effects associated with development proposals to the south-east of the town can be appropriately managed without putting at risk the town centre/downstream sites.

<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>The site is largely underlain by clays and mudstones. As such, the potential to accommodate appropriate Sustainable Drainage Systems (SuDS) measures to manage surface water run-off from built form would need careful consideration as ground conditions may render such measures as being ineffective. However, if technically feasible, SuDS would need to be designed in such a manner as to allow long-term positive management of surface water. Such measures would need to be considered within the context of the drainage strategy for the Ashton Park proposals.</p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p>The site is located within Flood Zone 1. As such, proposals would need to appropriately consider how development of the site may impact on areas of known fluvial flooding/surface water ponding. Appropriate mitigation measures would need to be considered within the context of drainage patterns to the south-east of the town. A Flood Risk Assessment (FRA) would be required.</p>
<p>5. Protect and enhance the natural function of floodplains?</p>	<p>The development of the site should not affect the areal extent and function of the floodplain.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 5b</p> <p>The site is situated in Flood Zone 1. Records indicate issues locally with fluvial flooding and surface water ponding in the area, associated with the confluence of the River Biss, Paxcroft Brook and Drynham Brook. As such consideration would need to be given to wider flood risk impacts associated with the River Biss catchment. In this sense, any subsequent planning application would need to be considered in the light of the long-term development proposals at Ashton Park. Geological/soil</p>	

<p>conditions may preclude the use of SuDS. However, such measures should be investigated through any planning application process. A FRA would be required. Overall, the site is considered to have a minor adverse effect on this objective.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?</p>	<p>The development of the site would not adversely affect designated heritage assets.</p> <p><u>The Historic Landscape Classification sensitivity is given as low and described as modern fields created by altering post medieval parliamentary fields which enclosed common land - common/frequent landscape character.</u></p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p>Records indicate that the land has medium archaeological potential. On the basis of available evidence, there would be a need to undertake an archaeological assessment to support subsequent development of the site.</p>
<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p>The development of the site would not promote the re-use of historical / locally significant buildings.</p>
<p>4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?</p>	<p>The site does not lie within a designated Conservation Area.</p>
<p>5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?</p>	<p>There are no records of heritage assets at risk within the site.</p>
<p>6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international</p>	<p>Not applicable.</p>

obligations?	
Assessment outcome (on balance) -	
<p>Summary of SA Objective 6</p> <p>The development of the site would not adversely affect designated heritage assets. The site has medium archaeological potential. An archaeological assessment would need to be undertaken in order to support any subsequent planning application. <u>The Historic Landscape Classification sensitivity is given as low and described as modern fields created by altering post medieval parliamentary fields which enclosed common land - common/frequent landscape character.</u></p> <p>Overall, the site is considered to have a minor adverse effect on this objective.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The Landscape Character of this site falls within the Rolling Clay Lowland (11C Trowbridge Rolling Clay Lowland) typology, according to the Wiltshire Landscape Character Assessment¹⁷⁸.</p> <p>In terms of landscape character the site falls within the rolling clay lowland typology. It is of moderate character, but in good condition. The County Landscape Character Assessment defines the strategy for this type of land as one of conservation and strengthening. To this end, any subsequent planning application process would need to make provision for strengthening the character and appearance of the area.</p> <p>From an historic landscape character perspective the site is of low sensitivity. The landscape type is described as post-</p>

¹⁷⁸ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

	<p>medieval fields which are considered to be a common/frequent landscape character type.</p> <p>Development of the land would lead to an inevitable loss of greenfield land and a moderate urbanising effect when considered in the context of the planned Ashton Park proposals.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	The development of the site for housing would offer the potential to contribute towards the delivery of a comprehensive network of Green Infrastructure by bolstering existing habitats. Such measures would help deliver long-term habitat connectivity.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing would offer the potential to deliver additional access to and availability of urban green-spaces. However, due to the ecological sensitivity of the adjacent Green Lane Wood, recreational pressure would need to be robustly managed so as not to significantly affect protected bat species.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁷⁹ ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	The development of the site would have the potential to protect and add to the existing rights of way network and open spaces (e.g. Green Lane). Green Lane would need to be maintained as a hedge-lined bridleway in the same manner as it is further west, thereby extending urban footpaths and connectivity with neighbouring developments.

¹⁷⁹ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site is not situated within the Green Belt.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 7</p> <p>Development of the site for housing would inevitably lead to a loss of greenfield/garden land and extend the urbanising effect created by the Paxcroft Mead/Castlemead developments. Any development proposals would need to provide landscaped stand-offs to Green Lane Wood, as well as improve Green Lane as a hedge-lined bridleway. Landscape impacts could be tempered to some degree through appropriate mitigation measures designed to bolster greenspace/habitat connectivity. Overall, the site is considered to have a minor adverse effect on this objective.</p>	
<p>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery capacity, development of the site for housing would help boost the local supply of affordable homes in accordance with national/local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	Development of the site would help to boost housing supply to meet local and HMA targets/need.
4. Have regard to the settlement hierarchy?	Development of the site would respect the settlement hierarchy and the status of the town as a Principal Settlement.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements.

7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Not appropriate.
Assessment outcome (on balance) + +	
<p>Summary of SA Objective 8</p> <p>The site would have the potential to boost the supply of a range of homes at the town to meet local need. The site is sustainably located in relation to the town centre/local services and facilities. Overall, the site is considered to have a moderate beneficial effect on this objective.</p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The development of the site would provide opportunities for social integration with Castlemead, Paxcroft Mead and the planned Ashton Park urban extension, thereby helping to deliver safe communities that offer measures to reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes which encourage walking and cycling through providing residential areas with shared spaces between vehicles and pedestrians/cyclists, along with appropriately designed landscape areas, for example. This may ultimately require a reduction of the net developable area and would need to be considered more holistically as part of any subsequent development proposal. The site lies within 2000m of the town centre services/facilities. Whilst this may discourage walking and cycling and a healthier lifestyle generally, the site nonetheless has good links to bus routes, local employment sites and existing services and facilities, all of which are within a reasonable walking and cycling distances.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	The development of the site would offer the opportunity to provide flexibly designed accommodation to meet the changing demands of an ageing population in Trowbridge.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The site lies on the eastern edge of the town. As such, access to town centre health facilities would likely be achieved by private car/buses. The capacity of local GP surgeries would need to be assessed at any subsequent planning application stage in order to ensure that there is sufficient capacity to accommodate additional patients.
5. Maximise opportunities within the	Development of the site would increase opportunities for the local community to access a decent, affordable home and

most deprived areas?	thereby help reduce deprivation.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located adjacent to Castlemead/Paxcroft Mead and on the edge of the planned Ashton Park urban extension. Opportunity to access town/local services and facilities via walking/buses would be achievable.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Additional development at the town would exacerbate the need for new primary and secondary school provision. A holistic approach would be required to address such matters across the town and therein this site would need to consider how it contributes towards meeting the need for new education capacity.
Assessment outcome (on balance) - -	
Summary of SA Objective 9	
The site is located adjacent to Castlemead/Paxcroft Mead and on the edge of the planned Ashton Park Strategic Allocation. Whilst local services/facilities would be potentially accessible by sustainable means, the development of the site would likely lead to an increase in car-based trips. Capacity assessment of local schools (particularly primary level) and health facilities would need to be undertaken and, where appropriate, additional capacity may need to be provided to support additional housing development. Overall, the site is considered to have a moderate adverse effect on this objective.	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Development of the site would have the potential to create links to existing cycling routes via Green Lane and through the proposed Ashton Park urban extension.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	The site would have the potential to create links to existing cycling routes.
3. Improve the jobs/homes balance, to	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on

reduce out-commuting?	jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment in line with Castlemead/Paxcroft Mead and the Ashton Park urban extension.
Assessment outcome (on balance) -	
Summary of SA Objective 10	
The site is sustainably located in relation to the town centre, as well as local services/facilities at Castlemead/Paxcroft Mead and the planned urban extension at Ashton Park. Provided any subsequent development addresses accessibility issues and offers smarter choices – e.g. increased walking, cycling and public transport connectivity. Overall, the site is considered to have a minor adverse effect on this objective.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes at the town and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
Summary of SA Objective 11	
The site is sustainably located with access to local employment opportunities. Increased population will help support and bolster the town as a principal settlement and thereby increase opportunities for inward investment. Effects are considered likely to be minor against this objective.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	

Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	The development of the site for housing would have the potential to support the viability of existing employment areas.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.
Assessment outcome (on balance) +	
Summary of SA Objective 12	
The development of the site would have the effect of increasing the local population. Those of working age would be able to access local employment areas. Effects are considered likely to be minor against this objective.	

Site 297 – Elizabeth Way

Site context	
Site size: 2.24ha Site capacity: approximately 51 dwellings	
The site is relatively open in character and relates to the urban fringe of the town. The recently constructed Elizabeth Way forms a dominant feature in the local landscape. The land is currently in agricultural use (flay grassland). Surrounding land is industrial (Canal Road Industrial Estate) and residential (Wyke Road, Victoria Road, Horse Road) in nature.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The land forms part of a wider SHLAA site comprising semi-improved agricultural land/informal open space, to the rear of existing residential stock on Victoria Road. The site would offer the potential for supplementing local green infrastructure by, for example, increasing connectivity between existing hedgerows/hedgerow trees.
2. Ensure all new developments protect and enhance local biodiversity	There are no environmental designations covering the site, but land in the area has traditionally been highly regarded as a green buffer between Hilperton and Trowbridge. However, the recently constructed/operational road – Elizabeth Way has

through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	introduced an urbanising and severing effect on what has hitherto been considered to be open grassland. Any proposal for development of this and adjacent sites would need to provide additional planting to help bolster habitat connectivity.
3. Result in greater community engagement with biodiversity?	Apart from the newly constructed Elizabeth Way, the land in question is largely used for dog walking and informal recreation. Development of the site for housing would have the potential to increase public access to non-designated biodiversity features/open space.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The development of the site for housing would require improvements and maintenance of green infrastructure. If allocated and developed in conjunction with adjacent SHLAA sites – 263/293 there would be a need to provide a stand-off to the small stream in the area to address the risk of flooding.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The development of the site would appear to be capable of delivering multi-functional Green Infrastructure and contribute generally towards improving habitat connectivity in the local area.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site hosts BAP habitat features such as hedgerows/trees and semi-improved grassland. Ecological surveys would need to be undertaken to support any subsequent planning application.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.
8. Maintain the existing extent of ancient woodland sites?	There are no records of designated ancient woodland on the site.
9. Require that disturbance impacts of proposed development are assessed	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.

as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council's guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 1</p> <p>The site comprises open, semi-improved grassland that acts as an informal buffer separating Hilperton from Trowbridge. Whilst the land forms informal recreational/dog walking space, it is not formally designated in ecological or landscape terms. Any development proposals would nonetheless need to be supported by an ecological assessment due to the presence of mature hedgerows/trees. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods such as this are lower risk, but will require some mitigation. For this reason the site is considered to have a moderate adverse effect on this objective.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<p>The site is situated adjacent to a larger SHLAA sites (263, 293) and could be brought forward as part of a comprehensive scheme. The site is however, situated on greenfield semi-improved agricultural land/informal recreational space. In terms of connectivity, the site lies on the edge of the built framework of the town but within reach of the town centre by bus/walking/cycling.</p> <p>It would form part of a contiguous extension to the town and thereby would be sustainably located in relation to local services and facilities. There is a bus stop approximately 220m north west of the site on Wyke Road providing regular access to local services/facilities. In addition, there are a range of essential services/facilities within approximately 800 m from the site to (e.g.</p>

	shops and Hilperton Primary School).
2. Maximise reuse of previously developed land where possible/appropriate?	The site comprises greenfield land and hence would have no potential for maximising the reuse of previously developed land in the town.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	On the basis of information presented to support the construction of Elizabeth Way, development would lead to a net loss of marginal quality agricultural land. However, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure is appropriately protected.
6. Protect the best and most versatile agricultural land?	From the limited information held by the Council, the land appears to be underlain by Grade 3b agricultural land. As such, development of the site would lead to a net loss of marginal quality agricultural land. Given the scale of development and location such a loss would be minor.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a Minerals Safeguarding Area or Waste Site Safeguarding Area.
Assessment outcome (on balance) -	
Summary of SA Objective 2	
The site is situated adjacent to greenfield SHLAA sites – 263/293 on the eastern edge of the town. Any proposals to develop the land for housing would need to	

consider the setting of existing residential housing stock and connectivity to local services/facilities. The recent opening of Elizabeth Way that connects Wyke Road (and the Industrial Estate) to the A361 'outer relief road' has changed the character of the area and would need to be factored into any subsequent planning application process in terms of connectivity, noise, lighting and air quality matters. The site is located within walking and cycling distances of services and facilities. The development would result in the loss of agricultural land. Overall the site option is considered to have a minor adverse effect on this objective.

SA objective 3. Use and manage water resources in a sustainable manner

Decision Aiding Questions. Will the development site...

1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	The development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. On the basis of evidence received to date, the development of the site for housing would appear to be capable of being supported by existing water mains/sewerage connections.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	If comprehensively developed with adjacent SHLAA sites, this site would form a contiguous extension to the eastern edge of the town. Whilst consideration may need to be given to the overall capacity of the existing water infrastructure network, development of the site is considered to be achievable in principle.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site would need to make provision for connecting to existing surface and foul water drainage. As outlined above, this may require statutory easements to be secured. Dialogue with the relevant water utilities company, Lead Local Flood Authority and Environment Agency would be essential at any subsequent detailed design stage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning application process to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Protection Zone and hence development would be unlikely to impact on groundwater resources. That said, in line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge	Not applicable as the site does not fall within the Hampshire Avon or River Kennet catchments.

<p>on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 3</p> <p>The site does not appear to be constrained in relation to drinking water resources/foul water drainage infrastructure. Consideration would nonetheless need to be given to capacity issues in relation to drinking water and sewerage infrastructure in the form of a detailed assessment. In addition, consideration would need to be given to the installation of sustainable drainage measures. Such matters are capable of being addressed appropriately at the detailed design stage in dialogue with the Environment Agency, Lead Local Flood Authority and relevant water utilities company. Overall, the site would have a minor adverse effect on this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is situated on the edge of the town. The site would be potentially served by buses/walking/cycling routes in order to access key town centre services and facilities.</p> <p>Nevertheless, measures would need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routeing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

and/or location of development?	
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage and commercial traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ¹⁸⁰ ?	The site is not situated within, adjacent to, or in proximity of a designated Air Quality Management Area (AQMA).
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	

¹⁸⁰ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

Summary of SA Objective 4

The site comprises open, greenfield, semi-improved agricultural grassland used informally as recreational space. Therefore if developed for housing there would be a need to ensure that appropriate mitigation measures are designed and implemented to ensure construction and occupation phases do not lead to adverse impacts in relation to the air quality, noise, odour and light pollution. Overall the site option is considered to have a minor adverse effect on this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

Summary of SA Objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

<p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is situated in Flood Zone 1. However, surface water drainage patterns are such that the development proposals would need to consider potential impacts on the areal extent of flood zones associated with the stream that runs to the immediate north of the site. In addition, consideration would need to be given to how development would impact on the recently constructed surface water attenuation swales associated with Elizabeth Way.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>If technically feasible SuDS would need to be designed in such a manner as to allow long-term positive management of surface water. Such measures would need to be considered within the context of the drainage scheme implemented to support the attenuation of water from Elizabeth Way.</p>

4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. Any subsequent proposals would need to consider how development of the site may impact on the nearby stream/surface water attenuation swales. Should appropriate mitigation measures be required they would need to be considered within the context of existing drainage patterns and provide betterment. A Flood Risk Assessment would be required.
5. Protect and enhance the natural function of floodplains?	With appropriate standoffs to water courses and ditches, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 5b</p> <p>The site is situated in Flood Zone 1 but consideration would need to be given to flood risk zones associated with the nearby stream and surface water attenuation swales associated with Elizabeth Way. Given the size of the site a FRA would be need to be undertaken in order to support any subsequent planning application. Further guidance on such matters can be found in Wiltshire Council's Ground Water Strategy and CIRIA Guidance Part E, Chapter 25. Overall, the site would have a minor adverse effect on this objective.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>The Grade II listed buildings: 1, 3, 13, 15 and 17 Victoria Road (and their setting) would need to be evaluated at any subsequent planning application stage and protected in line with national/local plan policy. The nearby Conservation Areas associated with Victoria Road/Hilperton Road and their respective settings would also need to be evaluated and protected in line with national and local policy.</p> <p><u>The Historic Landscape Classification sensitivity is given as medium and described as modern fields which consolidated earlier post medieval fields and medieval fields. Possibly once medieval open fields which are uncommon survivals.</u></p>
2. Ensure appropriate archaeological assessment prior to development?	Records indicate that the land has medium archaeological potential. On the basis of available evidence, there would be a need to undertake an archaeological assessment to support the development of the site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The development of the site would not promote the re-use of historical / locally significant buildings.

4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site does not lie within a designated Conservation Area, but is within the vicinity of two such features.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 6</p> <p>The site has medium archaeological potential and medium sensitivity in terms of historic landscape character. The landscape type is described as modern fields made up of consolidated post-medieval fields. Evidence suggests that there may be open medieval fields which are uncommon survivals. Archaeological assessment would be required.</p> <p>The Grade II listed properties in Victoria Road (and their setting); along with nearby Conservation Areas would need to be evaluated and protected through any subsequent planning application stage. <u>A detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) would be required to support any subsequent planning application.</u></p> <p><u>The Historic Landscape Classification sensitivity is given as medium and described as modern fields which consolidated earlier post medieval fields and medieval fields. Possibly once medieval open fields which are uncommon survivals.</u></p> <p>Overall the site option is considered to have a minor adverse effect on this objective.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	

Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The Landscape Character of this site falls within the Open Clay Vale (12B Avon Open Clay Vale) typology, according to the Wiltshire Landscape Character Assessment¹⁸¹.</p> <p>The land (and adjacent SHLAA sites) is described as open clay vale with a moderate strength of character that is declining quality. There are veteran trees and hedgerows on site that engender a sense of parkland character. The site has moderate inter-visibility and sensitive receptors (residential stock in Horse Road, Victoria Road) are nearby. The strategy for this area is to conserve and strengthen the landscape character.</p> <p>From an historic landscape character perspective the site is of medium sensitivity to change. The landscape type is described as modern fields formed from the consolidation of earlier, post-medieval fields. There are possibly open medieval fields which would need further investigation as they are relatively uncommon survivals.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	The development of the site for housing would offer the potential to contribute towards the delivery of a comprehensive network of Green Infrastructure by bolstering existing habitats. Buffers should be retained to mature hedges and watercourses.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing would offer the potential to deliver additional access to and availability of urban green-spaces.
4. Conserve and enhance areas with landscape designations and take	The site is not located within a designated landscape area (e.g. AONB).

¹⁸¹ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

account of their management objectives, in particular for the three local AONBs ¹⁸² ?	
5. Protect rights of way, open space and common land?	The development of the site would have the potential to protect and add to the existing rights of way network and open spaces. Elizabeth Way has severed the 'Hilperton Gap' land, but routes have been improved/safeguarded.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
Summary of SA Objective 7	
Development of the site for housing would inevitably lead to a loss of greenfield land and add to the urbanising effect created by Elizabeth Way. Any development proposals would need to be carefully designed so as to protect the character and appearance of existing residential stock in Victoria Road, some of which is Listed and within a Conservation Area. In addition, any subsequent development proposals would need to provide Green Infrastructure connections to existing features on site. Footpaths/Bridleway and areas of open space would need to be included within any planning application. Overall the site option is considered to have a minor adverse effect on the objective.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of	Bearing in mind the size of the site/potential delivery capacity, the development of the site for housing would, if

¹⁸² Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

affordable housing?	comprehensively planned with adjacent SHLAA sites, help boost the local supply of affordable homes in accordance with national/local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	The development of the site (in conjunction with adjacent SHLAA sites) would help to boost housing supply to help meet local and HMA targets/need.
4. Have regard to the settlement hierarchy?	The development of the site would respect the settlement hierarchy and the status of the town as a Principal Settlement.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	The development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. However, it is noted that Hilperton Parish Council are in the process of preparing a NDP. Consideration would need to be given to the emerging policies and proposals in the Hilperton NDP at any subsequent planning application stage. Indeed, once 'made' the Hilperton NDP will form part of the development plan for Wiltshire. That said, at this early stage in the process of developing the NDP, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at the town.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Not applicable.
Assessment outcome (on balance) +	
Summary of SA Objective 8	
If comprehensively planned with neighbouring SHLAA sites, the land would have the potential to boost the supply of a range of homes in accordance with national and local planning policies. The site is sustainably located in relation to the town centre/local services and facilities and accessible by bus, walking and cycling. Overall, the site is viewed to have a minor positive effect on this objective.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	

Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to create spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence that this could not be achieved although details would have to be provided at detailed proposals stage.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage: walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This may ultimately require reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal. The site is within approximately 800m of facilities which generally would encourage walking and cycling and a healthier lifestyle.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	The development alongside other types of properties needed locally as evidenced through the local housing needs survey; and the site would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Overall the development should also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	Approximately 51 additional dwellings would result in increased demand on the local health services and according to the evidence available to date there is a capacity gap at the local surgeries. However, mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	The site falls within LSOA 030A. This is amongst the 30% least deprived neighbourhoods in the country. In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent, affordable home and thereby help reduce the incidence of deprivation further.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the town. Opportunity to access town/local services and facilities via walking/buses/cycling would be achievable.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated	The development of land in the 'Hilperton Gap' would add to the pressure on local primary/secondary schools. When considered in combination with the allocated/proposed major urban extension at Ashton Park, there would likely be a need to provide an additional primary school in the local area before the end of 2017. The pressure to deliver a new secondary

<p>from the site?</p>	<p>school on land at Ashton Park within the Plan period would also be exacerbated.</p> <p>The site is located in the Hilperton School catchment area, but are also relatively close to Bellefield Primary. Both of these schools are already full. When considered in combination with other sites at the town development would generate a need to place approximately 116 pupils, but this would reduce to approx. 100 pupils once one bed properties and affordable discounts are taken into account. It may be possible to expand one or both of these schools, both are included in a programme of feasibility studies. Neither school are located on large sites but one or two class expansions may be possible. The existing secondary schools in Trowbridge will all reach capacity by 2020 and in view of the size of the expected developments in and around Trowbridge, another secondary school site will likely need to be identified and contributions towards the new school will be required</p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 9</p> <p>The site forms part of a series of SHLAA sites on the edge of the town limits between Victoria Road and the newly constructed Elizabeth Way. A capacity assessment of local schools and health facilities would need to be undertaken in order to support development proposals, particularly if the allocated urban extension at Ashton Park commences soon. If such a circumstance occurs, there would be an urgent need for new primary school provision (a new school) before 2017 and new secondary school places. On balance, the site is considered to have a moderate adverse effect on this objective.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p>The development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. There are a range of essential services / facilities within approximately 800m from the site.</p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p>Development of the site would have the potential to create links to existing cycling routes in the local area. Development can provide additional space within the internal estate roads in the form of shared space etc. This may ultimately require reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal.</p>
<p>3. Improve the jobs/homes balance, to reduce out-commuting?</p>	<p>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</p>
<p>4. Promote developments in</p>	<p>The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre</p>

accessible locations that reduce the need to travel and reliance on the private car?	services and facilities. There is a bus stop approximately 220m north west of the site on Wyke Road providing regular access to local services/facilities. There are a range of essential services / facilities within approximately 800m of the site (e.g. shops and Hilperton Primary School).
Assessment outcome (on balance) -	
<p>Summary of SA Objective 10</p> <p>The site is sustainably located in relation to the town and local services/facilities. The site would have a moderate effect on the local highway network. Taking into account the modest increase in private vehicle trips and potential issues in relation to junction/link capacity on balance the site has a minor negative effect on this objective.</p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	If comprehensively planned in conjunction with adjacent SHLAA sites, the land would boost the number of homes at the town and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	If comprehensively planned in conjunction with adjacent SHLAA sites, the land would boost significantly the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
<p>Summary of SA Objective 11</p> <p>The site is sustainably located with access to local services/facilities and employment opportunities. Increased population will help support and bolster the town as a principal settlement and thereby increase opportunities for inward investment. Effects are considered likely to be minor positive against this objective.</p>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</p> <p>Decision Aiding Questions. Will the development site...</p>	

1. Protect and enhance the vitality and viability of existing employment areas?	Development of the site for housing would have the potential to support the viability of existing employment areas.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.
Assessment outcome (on balance) +	
Summary of SA Objective 12	
Whilst the site(s) itself would not offer additional employment land or development, if planned comprehensively with site 263, development at this location would add to the population of the town and thereby directly/indirectly boost economic activity. Overall the site option is considered to have a minor beneficial effect on this objective.	

Site 263 – Elizabeth Way

Site context	
Site size: 14.14ha [land held in multiple ownership/options] Site capacity: approximately 242 204 dwellings	
The land consists of a series of fields used for agriculture and informal open space. It is well located in terms of connectivity to the built framework of the town and is framed by the newly constructed Elizabeth Way (Trowbridge Outer Relief Road).	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The land forms part of a wider SHLAA site on semi-improved agricultural land/informal open space, to the rear of existing residential stock on Victoria Road/Horse Road. The site would offer the potential for supplementing local green infrastructure by, for example, increasing connectivity between hedgerows.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including	The site comprises semi-improved agricultural grassland used as informal open space. There are no environmental designations covering the site itself, but the land in the area has traditionally been highly regarded as a green buffer between Hilperton and Trowbridge. In addition, the land falls within the core zones for Greater Horseshoe and Bechstein's bats (associated with the Bath and Bradford-on-Avon Bats SAC). However, the recently constructed/operational road – Elizabeth

buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	Way has introduced an urbanising and severing effect on the area. Existing ecological surveys associated with the new road (W/04/01389/FULES) should be reviewed in order to address habitat connectivity in any subsequent planning application process.
3. Result in greater community engagement with biodiversity?	Apart from the newly constructed Elizabeth Way, the land in question is predominantly used for dog walking and informal recreation. Development of the site for housing would have the potential to increase public access to non-designated biodiversity features/open space.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The development of the site for housing would require improvements and maintenance of green infrastructure. If developed in conjunction with adjacent SHLAA sites – 297/293 there may be a need to provide a stand-off to the small stream that runs through the northern end of the site in order to address potential flood risk issues.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The development of the site would appear to be capable of delivering multi-functional Green Infrastructure and contribute towards improving habitat connectivity.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site hosts BAP habitat features such as hedgerows/trees and semi-improved grassland. A full set of ecological surveys would need to be undertaken to support any subsequent planning application.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods, such as this, are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.
8. Maintain the existing extent of ancient woodland sites?	There are no records of designated ancient woodland on the site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.

Plain and New Forest SPAs?	
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council's guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - -	
Summary of SA Objective 1	
<p>The site is situated on open, semi-improved grassland that acts as an informal buffer separating Hilperton from Trowbridge. Whilst the land provides informal recreational/dog walking space, it is not formally designated in landscape or ecological terms. Any development proposals would nonetheless need to be supported by an ecological assessment due to the presence of mature hedgerows/trees. There would likely be a need to provide buffers to the new road; and the small stream running through the northern end of the site in order to address flood risk. Lighting would also need to be carefully designed so as to reduce disturbance to foraging bats. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods, such as this, are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment. Overall the site is considered to have a moderate adverse effect on this objective.</p>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated adjacent to SHLAA sites (297, 293) and could be brought forward as part of a comprehensive scheme. The site is however, situated on greenfield, semi-improved agricultural land/informal recreational space. In terms of connectivity, the site lies on the edge of the built framework of the town but within reach of the town centre by bus/walking/cycling. There is a bus stop approximately 180m south of the site on Victoria Road. The service also has a bus that heads to the town centre. There are a range of essential services / facilities within 800 m from the site.

2. Maximise reuse of previously developed land where possible/appropriate?	The site comprises greenfield land and hence would have no potential for maximising the reuse of previously developed land in the town. However, it would form part of a contiguous extension to the town and thereby would be relatively sustainably located in relation to local services and facilities.
3. Encourage remediation of contaminated land?	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</p> <p>The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	The site comprises agricultural fields. As such, development of the site would lead to a net loss of agricultural land. In line with national and local planning policy, the development of the site would need to ensure that soil quality and structure is appropriately protected.
6. Protect the best and most versatile agricultural land?	Development of the site would result in the permanent loss of agricultural land. Given the size of the site, such a loss would be minor to moderate adverse.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a Minerals Safeguarding Area, or Waste Site Safeguarding Area.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 2</p> <p>The site is situated adjacent to greenfield SHLAA sites – 297/293 on the eastern edge of the town. As such, any proposals to develop the land for housing would need to consider the setting of existing residential housing stock and connectivity to local services/facilities. The opening of Elizabeth Way which connects Wyke Road (and the Industrial Estate) to A361/A350 'outer relief road' has fundamentally changed the character of the area and would need to be factored into any subsequent planning application process in terms of connectivity, noise, lighting and air quality matters. From the limited information held by the Council, approximately three quarters of the land appears to be underlain by Grade 3a Best and Most Versatile agricultural land. The remainder of the land appears to be underlain Grade 3b Best</p>	

and Most Versatile agricultural land. In overall terms, the site option is considered to have a moderate adverse effect on this objective.

SA objective 3. Use and manage water resources in a sustainable manner

Decision Aiding Questions. Will the development site...

1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	The development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. A capacity assessment of the local water utilities infrastructure would need to be undertaken in order to support any subsequent planning application. The assessment would need to consider wider development pressures on the network, such as the planned major expansion to the south-east of the town. However, on the basis of evidence received to date, the development of the site for housing would appear to be capable of being supported by existing water mains/sewerage connections provided they are reinforced.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	If comprehensively developed with adjacent SHLAA sites, the development of the land would form a contiguous extension to the eastern edge of the town. Consideration may need to be given to the overall capacity of the existing network, particularly in the light of the wider scale of development proposed for Ashton Park to the south-east of the town.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site would need to make provision for reinforced connections to existing surface and foul water drainage. This may require statutory easements to be secured and dialogue with the relevant water utilities company, Lead Local Flood Authority and Environment Agency would be essential at the detailed design stage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning application process to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Protection Zone and hence development would be unlikely to impact on groundwater resources. That said, in line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential	No applicable as the site does not fall within the Hampshire Avon or River Kennet catchments.

<p>impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 3</p> <p>Further assessment of the local water utilities infrastructure and drainage patterns would need to be undertaken to support any subsequent planning application. On the basis of evidence gathered to date, the development of the site may need to make provision for a reinforcement of the local water utility infrastructure in order to establish a connection. In addition, consideration would need to be undertaken in respect of sustainable drainage measures, particularly with the focus of long-term growth centred on the south-east of the town. However, such matters are capable of being addressed appropriately at the detailed design stage in dialogue with the Environment Agency, respective water utilities company and Lead Local Flood Authority. Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely increase local commuter traffic, which may impact on local air quality. If developed, the site would be potentially served by buses/walking/cycling routes in order to access key town centre services and facilities.</p> <p>Nevertheless, measures would need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routeing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and</p>

noise, light pollution, odour and vibration through the layout, design and/or location of development?	implemented in accordance with local plan policy and advice from relevant bodies.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage and commercial traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ¹⁸³ ?	The site is not situated within, adjacent to, or in proximity of a designated Air Quality Management Area (AQMA).
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies would be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.

¹⁸³ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

Assessment outcome (on balance) -

Summary of SA Objective 4

The site comprises open, greenfield, semi-improved agricultural grassland used informally as recreational space. Therefore if developed for housing there would be a need to ensure that appropriate mitigation measures are designed and implemented to ensure construction and occupation phases do not lead to adverse impacts in relation to the air quality, noise, odour and light pollution. Overall the site option is considered to have a minor adverse effect on this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

Summary of SA Objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon

energy sources and encouragement of sustainable building practices.	
However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is situated in Flood Zone 1. However, surface water drainage patterns in the area are such that the development of the site would need to consider potential impacts on the areal extent of flood zones associated with the stream to the north. In addition, consideration would need to be given to how development would affect the recently constructed surface water attenuation swales associated with Elizabeth Way.
2. Ensure that development can adapt to the predicted future impacts of climate change?	As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience: <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	If technically feasible, SuDS would need to be designed in such a manner as to allow long-term positive management of surface water. Such measures would need to be considered within the context of the drainage scheme for Elizabeth Way.
4. Minimise the risk of flooding to	The site is located within Flood Zone 1. As such, proposals would need to appropriately consider how development of the

people and property (new and existing development)?	site may impact on the nearby stream/surface water attenuation swales. Should appropriate mitigation measures be required they would need to be considered within the context of existing drainage patterns. A Flood Risk Assessment (FRA) would be required.
5. Protect and enhance the natural function of floodplains?	With appropriate standoffs to water courses, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) -	
Summary of SA Objective 5b	
The site is situated in Flood Zone 1 but consideration would need to be given to flood risk zones associated with the nearby stream; and the surface water attenuation swales associated with Elizabeth Way. A FRA would be required. These factors may lead to a net reduction in the developable area and hence it is considered that development of this site would lead to a minor negative effect when considered against this objective.	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>The development of the site would not adversely affect designated heritage assets.</p> <p>As the southwest site boundary adjoins the Hilperton Road Conservation Area and grounds of the Listed Buildings at Highfield, it is recommended that a study of their setting should be undertaken as per the method in 'The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning, Note 3'.</p> <p><u>The Historic Landscape Classification sensitivity is given as medium and described as post medieval fields which consolidated earlier medieval fields. Possibly once medieval open fields which are uncommon survivals.</u></p>
2. Ensure appropriate archaeological assessment prior to development?	Records indicate that the land has medium archaeological potential. The land has been partially assessed for archaeology in connection with the planning application for Elizabeth Way. However, further assessment may be required. On the basis of available evidence, there would be a need to undertake an archaeological assessment to support subsequent development of the site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The development of the site would not promote the re-use of historical/locally significant buildings.

4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site does not lie within a designated Conservation Area but is in the proximity of one. As such, any subsequent proposals would need to appropriately protect heritage assets (and their setting) in line with national and local policy.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 6</p> <p>The site has medium archaeological interest. Further archaeological assessment would be required.</p> <p>It is recommended that as the south-west site boundary adjoins the Hilperton Road Conservation Area and grounds of the Listed Buildings at Highfield, a study of their setting should be undertaken as per the method in 'The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning, Note 3'.</p> <p><u>A detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) and study of their setting would be required to support any subsequent planning application.</u></p> <p><u>The Historic Landscape Classification sensitivity is given as medium and described as post medieval fields which consolidated earlier medieval fields. Possibly once medieval open fields which are uncommon survivals.</u></p> <p>Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The Landscape Character of this site falls within the Open Clay Vale (12B Avon Open Clay Vale) typology, according to the Wiltshire Landscape Character Assessment¹⁸⁴.</p> <p>The land (and adjacent SHLAA sites) is described as open clay vale with a moderate strength of character that is declining quality.</p> <p>From the evidence gathered to date, it would appear that there are tree protection orders covering a number of veteran trees. Other local features in the landscape include mature hedgerows and built heritage designations such as conservation area and listed buildings. In accordance with national policy/local plan policy, the development of the site would need to be assimilated into the landscape and respect the setting of the existing housing stock on Victoria Road.</p> <p>From an historic landscape character perspective the site is of medium sensitivity. The landscape type is described as modern fields formed from the consolidation of earlier, post-medieval fields. There are possibly open medieval fields which would need further investigation as they are relatively uncommon survivals.</p> <p>The site is located on land which is highly valued locally as informal amenity space. Development could lead to some loss of this amenity space although mitigation measures would ensure that open spaces are maintained and integrated into the site. Natural England would require further assessment of impact on the green infrastructure network to support any subsequent planning application.</p> <p>Development may also be perceived to threaten the coalescence of Hilperton and Trowbridge. However this site is south of the new relief road which severs the 'gap land' and represents a hard boundary to potentially build towards. A significant swathe of open green land to the north of the road could be retained as a buffer to ensure Trowbridge and Hilperton do not coalesce.</p>
<p>2. Aid in the delivery of a network of</p>	<p>The development of the site for housing would offer the potential to contribute towards the delivery of a comprehensive</p>

¹⁸⁴ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	network of Green Infrastructure by bolstering existing habitats.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing would offer the potential to deliver additional access to and availability of urban green-spaces.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁸⁵ ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	The development of the site would have the potential to protect and add to the existing rights of way network and open spaces. Elizabeth Way has severed the land, but existing footpath routes have been improved/safeguarded.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
Summary of SA Objective 7 Development of the site for housing would inevitably lead to a loss of greenfield land and add to the urbanising effect created by Elizabeth Way. Any development	

¹⁸⁵ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

<p>proposals would need to be carefully designed so as to protect the character and appearance of existing residential stock in Victoria Road/Horse Road and ensure retention of protected habitat features on site. Footpaths/Bridleway and areas of open space would need to be included within any planning application. Overall the site option is considered to have a minor adverse effect on the objective.</p>	
<p>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Provide an adequate supply of affordable housing?</p>	<p>Bearing in mind the size of the site/potential delivery capacity, the development of the site for housing would, if comprehensively planned with adjacent SHLAA sites, help boost the local supply of affordable homes in accordance with national/local plan policy requirements.</p>
<p>2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?</p>	<p>The development of the site would need to deliver high quality, sustainable homes across all types and tenures.</p>
<p>3. Ensure adequate provision of land to meet housing needs?</p>	<p>The allocation of the site (in conjunction with adjacent SHLAA sites) would help to boost significantly housing supply to meet local and HMA targets/need.</p>
<p>4. Have regard to the settlement hierarchy?</p>	<p>Development of the site would respect the settlement hierarchy and the status of the town as a Principal Settlement.</p>
<p>5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?</p>	<p>Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.</p>
<p>6. Consider the emerging Neighbourhood Plans?</p>	<p>At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. However, it is noted that Hilperton Parish Council are in the process of preparing a NDP. Consideration will need to be given to the emerging policies and proposals in the Hilperton NDP. However, at this stage, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at the town in a plan-led manner.</p>
<p>7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?</p>	<p>Not applicable.</p>

Assessment outcome (on balance) + + +

Summary of SA Objective 8

If comprehensively planned with neighbouring SHLAA sites, the land would have the potential to boost significantly the supply of a range of homes in accordance with national and local planning policies. The site is sustainably located in relation to the town centre/local services and facilities and accessible by bus, walking and cycling. As outlined above, the land in this area is highly valued locally and provides informal recreation space for local residents. The setting of residential stock in Victoria Road/Horse Road would need to be carefully considered and addressed through any subsequent planning application process. On balance the site option would have a major positive effect on this objective.

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities

Decision Aiding Questions. Will the development site...

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to create spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence that this could not be achieved although details would have to be provided at detailed proposals stage.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This may ultimately require reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal. The site is within up to 800m of facilities which generally would encourage walking and cycling and a healthier lifestyle.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	On the basis of the local housing needs survey; and the site would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Overall the development should also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The evidence available to date suggests that there is a GP surgery capacity deficit locally. Up to 212 additional dwellings would result in additional demand on the local health service and according to the evidence available to date there is a capacity gap at the local surgeries. Mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	The site falls within LSOA 030A. This is amongst the 30% least deprived neighbourhoods in the country. In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent, affordable home and thereby help reduce the incidence of deprivation further.

6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the town. Opportunity to access town/local services and facilities via walking/buses/cycling would be achievable.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>The development of land in the 'Hilperton Gap' would add to the pressure on local primary/secondary schools. When considered in combination with the major urban extension at Ashton Park, there is likely to be a need to provide an additional primary school in the local area before the end of 2017. The pressure to deliver a new secondary school on land at Ashton Park within the Plan period would also be exacerbated.</p> <p>Housing development on this site would fall within the catchment of Hilperton School, but would also be very close to Bellefield Primary and The Mead. These schools are already full. In combination with other sites at this location the quantum of proposed development would generate a maximum of 116 pupils, but this may reduce to approximately 100 pupils once one bed properties and affordable discounts are taken into account. It may be possible to expand one but not all these schools. All schools at the town are currently being assessed through a programme of capacity improvement feasibility studies. The existing secondary schools in Trowbridge will all reach capacity by 2020 and in view of the size of the expected developments in and around Trowbridge, another secondary school site will need to be identified and contributions towards the new school will be required</p>
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 9</p> <p>The site forms part of a series of SHLAA sites on the edge of the town limits between Victoria Road and the newly constructed Elizabeth Way. A capacity assessment of local schools and health facilities would need to be undertaken, particularly if the large urban extension at Ashton Park commences soon. In any event there will be an urgent need for new primary school provision (new school) before the end of 2017; and in general, secondary school places. Based on the available evidence, the site is considered to have a moderate adverse effect on this objective.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Increase walking and cycling accessibility through the use of developer contributions and site	The development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. There are a range of essential services / facilities within 800 m from the site.

design?	
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of the site would have the potential to create links to existing cycling routes in the local area. Development can provide additional space within the internal estate roads in the form of shared space etc. This may ultimately require reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities.
Assessment outcome (on balance) -	
Summary of SA Objective 10	
The site is sustainably located in relation to the town and local services/facilities and new routes for cycling and walking could be provided. Taking into account the increase in private vehicle trips, on balance the site has a minor negative effect on this objective.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	If comprehensively planned in conjunction with adjacent SHLAA sites, the land would boost significantly the number of homes at the town and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	If comprehensively planned in conjunction with adjacent SHLAA sites, the land would boost significantly the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) + +	

Summary of SA Objective 11	
The site is sustainably located with access to local services/facilities and employment opportunities. Increased population will help support and bolster the town as a principal settlement and thereby increase opportunities for inward investment. Effects are considered likely to be moderate beneficial against this objective.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	The development of the site for housing would have the potential to support the viability of existing employment areas.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.
Assessment outcome (on balance) +	
Summary of SA Objective 12	
The site is sustainably located with access to local services/facilities and employment opportunities. Increased population will help support and bolster the town as a principal settlement and thereby increase opportunities for inward investment. Overall the site option is considered to have a minor beneficial effect on this objective.	

Site 293 – Land to the east of Elizabeth Way

Site context
Site size: 5.38ha Site capacity: approximately 121 dwellings
The land forms part of the ‘Hilperton Gap’. The site in question is situated adjacent to recently constructed – Elizabeth Way. The land slopes downhill to the north and is open in character with long distance views towards existing residential stock in Victoria Road (west)/ Horse Road (north) and Hilperton village (east).
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses
Decision Aiding Questions. Will the development site...

<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>The land is situated adjacent to SHLAA site 263 on the north-eastern side of the newly constructed Elizabeth Way. The land comprises semi-improved agricultural land bordered by hedgerows and the new road. The site would offer the potential for supplementing local green infrastructure by, for example, increasing connectivity between hedgerows/veteran trees.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The site comprises semi-improved agricultural grassland used as informal open space. There are no environmental designations covering the site itself, but the land in the area has traditionally been highly regarded as a green buffer between Hilperton and Trowbridge. In addition, the land falls within the core zones for Greater Horseshoe and Bechstein's bats (associated with the Bath and Bradford-on-Avon Bats SAC). However, the recently constructed/operational road – Elizabeth Way has introduced an urbanising and severing effect on the area. Existing ecological surveys associated with the new road (W/04/01389/FULES) should be reviewed in order to address habitat connectivity in any subsequent planning application process.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>Apart from the newly constructed Elizabeth Way, the land in question is used for dog walking and informal recreation. Development of the site for housing would have the potential to increase public access to non-designated biodiversity features/open space.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>The development of the site for housing would require improvements and maintenance of green infrastructure. If allocated and developed in conjunction with adjacent SHLAA sites – 297/293 there may be a need to provide a stand-off to the small stream to address potential flood risk issues.</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>The development of the site would appear to be capable of delivering multi-functional Green Infrastructure and contribute towards improving habitat connectivity.</p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/species?</p>	<p>The site hosts BAP habitat features such as hedgerows/trees and semi-improved grassland. A full set of ecological surveys would need to be undertaken to support any subsequent planning application.</p>
<p>7. Consider the findings of the HRA in site selection and design?</p>	<p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods such as this one, are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require</p>

	further assessment.
8. Maintain the existing extent of ancient woodland sites?	There are no records of designated ancient woodland on the site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council's guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - -	
Summary of SA Objective 1	
<p>The site is situated on open, semi-improved grassland that acts as an informal buffer separating Hilperton from Trowbridge. Whilst the land forms informal recreational/dog walking space, it is not formally designated in landscape or ecological terms. Any development proposals would nonetheless need to be supported by an ecological assessment due to the presence of mature hedgerows/trees. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods such as this one, are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment. For this reason the site is considered to have a moderate adverse effect on this objective.</p>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	

1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated adjacent to SHLAA sites (297, 293) and could be brought forward as part of a comprehensive scheme. The site is however, situated on greenfield, semi-improved agricultural land/informal recreational space. In terms of connectivity, the site lies on the edge of the built framework of the town but within reach of the town centre by bus/walking/cycling. There is a bus stop approximately 375m south west of the site on Victoria Road. The service also has a bus that heads to the town centre.
2. Maximise reuse of previously developed land where possible/appropriate?	The site comprises greenfield land and hence would have no potential for maximising the reuse of previously developed land in the town.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	The site comprises agricultural field/informal open space. Therefore, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure is appropriately protected.
6. Protect the best and most versatile agricultural land?	Development of the site would result in the permanent loss of Grade 3 agricultural land which comprises the entire site. Given the scale of development, such a loss would be minor adverse.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a Minerals Safeguarding Area or Waste Site Safeguarding Area.
Assessment outcome (on balance) - -	
Summary of SA Objective 2	

The site is situated adjacent to greenfield SHLAA sites – 297/263 on the eastern edge of the town. As such, any proposals to develop the land for housing would need to consider the setting of existing residential housing stock and connectivity to local services/facilities. The opening of Elizabeth Way which connects Wyke Road (and the Industrial Estate) to A361 'outer relief road' has changed the character of the area and would need to be factored into any subsequent planning application process in terms of connectivity, noise, lighting and air quality matters. The site is located within walking and cycling distances of services and facilities. From the limited information held by the Council, approximately three quarters of the land appears to be underlain by Grade 3a Best and Most Versatile agricultural land, the rest 3b. As such, development of the site would lead to a net loss of BMV agricultural land. Overall due to a number of issues the site option is considered to have a moderate adverse effect on the objective.

SA objective 3. Use and manage water resources in a sustainable manner

Decision Aiding Questions. Will the development site...

1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	The development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. There would be a need to undertake a capacity assessment of the local water utilities infrastructure. The assessment would need to consider wider development pressures on the network. However, on the basis of evidence received to date, development of the site for housing would appear to be capable of being supported by existing water mains/sewerage connections provided they are reinforced.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	If comprehensively developed with adjacent SHLAA sites, the development of the land would form a contiguous extension to the eastern edge of the town. Consideration would need to be given to the overall capacity of the existing network with any improvements planned into the development and implemented in a coordinated manner.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site would need to make provision for reinforced connections to existing surface and foul water drainage. This may require statutory easements to be secured. Dialogue with the relevant water utilities company, Lead Local Flood Authority and Environment Agency would be essential at the detailed design stage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning application process to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Protection Zone and hence development would be unlikely to impact on groundwater resources. That said, in line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.

<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>Not applicable as the site does not fall within the Hampshire Avon or River Kennet catchments.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 3</p> <p>Further assessment of the local water utilities infrastructure and drainage patterns would need to be undertaken to support any subsequent planning application. On the basis of evidence gathered to date, the development of the site may need to make provision for a reinforcement of the local water utility infrastructure in order to establish a connection. In addition, consideration would need to be undertaken in respect of sustainable drainage measures. However, such matters are capable of being addressed appropriately at the detailed design stage in dialogue with the Environment Agency, Lead Local Flood Authority and relevant water utilities company. Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely increase local commuter traffic, which may impact on local air quality. However, the site would be potentially served by buses/walking/cycling routes in order to access key town centre services and facilities.</p> <p>Nevertheless, measures would need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routeing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>

2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage and commercial traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ¹⁸⁶ ?	The site is not situated within, adjacent to, or in proximity of a designated Air Quality Management Area (AQMA).
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements. Where necessary, air quality strategies would be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.

¹⁸⁶ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

Assessment outcome (on balance) -

Summary of SA Objective 4

The site comprises open, greenfield, semi-improved agricultural grassland used informally as recreational space. Therefore if developed for housing there would be a need to ensure that appropriate mitigation measures are designed and implemented to ensure construction and occupation phases do not lead to adverse impacts in relation to the air quality, noise, odour and light pollution. Overall the site option is considered to have a minor adverse effect on this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

Summary of SA Objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy.

These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is situated in Flood Zone 1. However, surface water drainage patterns are such that the development of the site would need to consider potential impacts on the areal extent of flood zones associated with the stream to the north. In addition, consideration would need to be given to the recently constructed surface water swales associated with Elizabeth Way.
2. Ensure that development can adapt to the predicted future impacts of climate change?	The long-term negative effects of housing development could potentially be offset through the delivery of low carbon dwellings and onsite renewable energy generation.
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	If technically feasible SuDS would need to be designed in such a manner as to allow long-term positive management of surface water. Such measures would need to be considered within the context of the drainage scheme for Elizabeth Way.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. However, planning would need to appropriately consider how development of the site may impact on nearby stream/surface water attenuation swales. Should appropriate mitigation measures be required they would need to be considered within the context of existing drainage patterns. A Flood Risk Assessment would be required.
5. Protect and enhance the natural function of floodplains?	Provided standoffs to watercourses are incorporated into any eventual layout, the development of the site should not affect the areal extent and function of the floodplain.

Assessment outcome (on balance) -

Summary of SA Objective 5b

The site is situated in Flood Zone 1 but consideration will need to be given to flood risk zones associated with the nearby stream; and the surface water attenuation swales associated with Elizabeth Way. Due to the size of the site a FRA would need to be undertaken in order to support any subsequent planning application.

Further guidance on such matters can be found in Wiltshire Council's Ground Water Strategy and CIRIA Guidance Part E, Chapter 25. Overall the site option is considered to have a minor adverse effect on this objective.

SA objective 6. Protect, maintain and enhance the historic environment

Decision Aiding Questions. Will the development site...

<p>1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?</p>	<p>The site is adjacent to the Hilperton Road Conservation Area. It is recommended that as the southwest site boundary adjoins the Hilperton Road Conservation Area and grounds of the Listed Buildings at Highfield, a study of their setting should be undertaken as per the method in 'The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning, Note 3'. Development of the site would represent a significant encroachment into what has been called the 'Hilperton Gap' (i.e. beyond the line of Elizabeth Way) and thereby potentially affect the setting of the village/Listed Church. Records indicate that the land has medium archaeological potential.</p> <p><u>The Historic Landscape Classification sensitivity is given as medium and described as post medieval fields which consolidated earlier medieval fields. Possibly once medieval open fields which are uncommon survivals.</u></p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p>The land has been partially assessed for archaeology in connection with the planning application for Elizabeth Way. On the basis of available evidence, there would be a need to undertake further archaeological assessment to support development of the site.</p>
<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p>The development of the site would not promote the re-use of historical/locally significant buildings.</p>
<p>4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?</p>	<p>The site does not lie within a designated Conservation Area, but is situated within the vicinity of one. As such, any subsequent planning application would need to be supported by a Heritage Impact Assessment.</p>
<p>5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?</p>	<p>There are no records of heritage assets at risk within the site.</p>

6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 6</p> <p>The site has medium archaeological interest. Further archaeological assessment would be required to support development of the site.</p> <p>Development of the site would represent a significant encroachment into what's known as the 'Hilperton Gap' (i.e. land beyond the line of Elizabeth Way) and thereby potentially affecting the setting of the village/Listed Church.</p> <p><u>A detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) and study of their setting would be required to support any subsequent planning application.</u></p> <p><u>The Historic Landscape Classification sensitivity is given as medium and described as post medieval fields which consolidated earlier medieval fields. Possibly once medieval open fields which are uncommon survivals.</u></p> <p>Overall the site option is considered to have a moderate adverse effect on this objective.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The Landscape Character of this site falls within the Open Clay Vale (12B Avon Open Clay Vale) typology, according to the Wiltshire Landscape Character Assessment¹⁸⁷.</p> <p>The land (and adjacent SHLAA sites) is described as open clay vale with a moderate strength of character that is in declining quality. There are hedgerows and PRoW present on site. The strategy for the site is to conserve and improve the character.</p> <p>In accordance with national policy/local plan policy, the development of the site would need to be assimilated into the landscape and respect the setting of the existing housing stock on Victoria Road. The site is adjacent to the Hilperton Road Conservation Area and this would have a significant bearing on the design of any subsequent housing layout.</p> <p>Development could lead to some loss of informal recreation/open space, although mitigation measures could ensure that amenity is maintained on some of the site. Additional assessment of impact on the green infrastructure network would be required.</p> <p>From an historic landscape character perspective the site is of medium sensitivity to change. The landscape type is described as modern fields formed from the consolidation of earlier, post-medieval fields. There are possibly open medieval fields which would need further investigation as they are relatively uncommon survivals. Development in what's known as the Hilperton Gap may risk the eventual coalescence of Hilperton and Trowbridge as the site occupies a parcel of land to the north-east of Elizabeth Way.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>Development of the site for housing would offer the potential to contribute towards the delivery of a comprehensive network of Green Infrastructure by bolstering existing habitats such as hedgerows on site</p>
<p>3. Lead to a net improvement in the</p>	<p>Development of the site for housing would offer the potential to deliver additional access to and availability of urban green-</p>

¹⁸⁷ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

quality and quantity of access to urban greenspace and the wider countryside for recreation?	spaces.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁸⁸ ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	The development of the site would have the potential to protect and add to the existing rights of way network and open spaces. Elizabeth Way has severed the 'Hilperton Gap' land, but routes have been improved/safeguarded.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	
Summary of SA Objective 7	
Development of the site for housing would inevitably lead to a loss of greenfield land and add to the urbanising effect created by Elizabeth Way. Development of the site would represent a significant encroachment into what's known as the 'Hilperton Gap' (i.e. land beyond the line of Elizabeth Way). Development on this element of the gap land would likely be viewed as risking the eventual coalescence of Hilperton and Trowbridge and hence contrary to local plan policy. Overall the site option is considered to have a moderate adverse effect on the objective.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types	

¹⁸⁸ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery, the development of the site for housing would, if comprehensively planned with adjacent SHLAA sites, would help boost the local supply of affordable homes in accordance with national/local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	Development of the site (in conjunction with adjacent SHLAA sites) would help to boost significantly housing supply to meet local and HMA targets/need.
4. Have regard to the settlement hierarchy?	Development of the site would respect the settlement hierarchy and the status of the town as a Principal Settlement.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. However, it is noted that Hilperton Parish Council are in the process of preparing a NDP. Consideration would need to be given to the emerging policies and proposals in the Hilperton NDP. At this stage, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at the town in a plan-led manner.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Not applicable.
Assessment outcome (on balance) + +	
Summary of SA Objective 8	
If comprehensively planned with neighbouring SHLAA sites, the land would have the potential to boost the supply of a range of homes in accordance with national and local planning policies. The site is sustainably located in relation to the town centre/local services and facilities and accessible by bus, walking and cycling. On that	

basis, the site is viewed to have a moderate positive effect on this objective.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	Development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to create spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence that this could not be achieved although details would have to be provided at detailed proposals stage.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This may ultimately require reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal. The site is within approximately 800m of facilities which generally would encourage walking and cycling and a healthier lifestyle.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Development alongside other types of properties are needed locally as evidenced through the local housing needs survey; and the site would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Overall the development should also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The evidence available to date suggests that there is a GP surgery capacity deficit locally. Delivery of approximately 51 dwellings would result in additional demand on the local health service and, according to the evidence available to date, there is a capacity gap at the local surgeries. Mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	The site falls within LSOA 030A. This is amongst the 30% least deprived neighbourhoods in the country. In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent, affordable home and thereby help reduce the incidence of deprivation further.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the town. Opportunity to access town/local services and facilities via walking/buses/cycling routes would be achievable.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.

<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?</p>	<p>The development of land in the 'Hilperton Gap' would add to the pressure on local primary/secondary schools. When considered in combination with the major urban extension at Ashton Park and other planned developments at the town, there is likely to be a need to provide an additional primary school in the local area before the end of 2017. The pressure to deliver a new secondary school on land at Ashton Park within the Plan period would also be exacerbated as the capacity within existing secondary schools remains a long-term concern.</p> <p>Housing at this location would mean children of primary school age would fall into the catchment of Hilperton School and potentially Bellefield Primary and The Mead. These schools are already full. In combination with other sites at this location, development would likely generate a maximum of 116 pupils, but this would reduce to approx. 100 pupils once one bed properties and affordable discounts are taken into account. It may be possible to expand one, but not all these schools. All schools at the town are currently the subject of capacity improvement feasibility studies. The existing secondary schools in Trowbridge will all reach capacity by 2020 and, in view of the scale of committed and planned developments in and around Trowbridge, another secondary school site would need to be identified in the next five years.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 9</p> <p>The site forms part of a series of SHLAA sites on the edge of the town limits between Victoria Road and the newly constructed Elizabeth Way. A capacity assessment of local schools and health facilities would need to be undertaken, particularly if the large urban extension at Ashton Park commences soon. If such a circumstance occurs, there would be an urgent need for new primary school provision (new school) before the end of 2017. In addition the capacity of secondary schools at the town would likely require additional places to be planned for. On balance the site is considered to have a moderate adverse effect on the objective.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p>Development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. There are a range of essential services / facilities within 800 m from the site.</p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p>Development of the site would have the potential to create links to existing cycling routes in the local area. Development can provide additional space within the internal estate roads in the form of shared space etc. This may ultimately require reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal.</p>
<p>3. Improve the jobs/homes balance, to</p>	<p>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on</p>

reduce out-commuting?	jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities. There is a bus stop approximately 375m south west of the site on Victoria Road. The service also has a bus that heads to the town centre. There are a range of essential services / facilities within 800 m from the site to (shops and Hilperton Primary School).
Assessment outcome (on balance) -	
Summary of SA Objective 10	
The site is sustainably located in relation to the town and local services/facilities. However, taking into account the likely increase in private vehicle trips, on balance the site has a minor negative effect on this objective.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	If comprehensively planned in conjunction with adjacent SHLAA sites, the land would boost significantly the number of homes at the town and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	If comprehensively planned in conjunction with adjacent SHLAA sites, the land would boost significantly the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
Summary of SA Objective 11	
The site is sustainably located with access to local services/facilities and employment opportunities. Increased population will help support and bolster the town as a principal settlement and thereby increase opportunities for inward investment. Effects considered likely to be minor positive against this objective.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	

Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	Development of the site for housing would have the potential to support the viability of existing employment areas.
2. Provide a focus for development in Salisbury and Trowbridge?	Development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.
Assessment outcome (on balance) +	
Summary of SA Objective 12	
The site is sustainably located with access to local services/facilities and employment opportunities. Increased population will help support and bolster the town as a principal settlement and thereby increase opportunities for inward investment. Overall the site option is considered to have a minor positive effect on this objective.	

Site 1021 – Land adjacent to Church Lane

Site context	
Site size: 5.92ha Site capacity: Approximately 95 dwellings	
The site is situated on the edge of the south-western fringe of Trowbridge, adjacent to the Lambrok Stream, the Southwick Country Park and existing housing stock along Church Lane/Studley Green Estate.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	<p>The site comprises open, agricultural fields adjacent to Lambrok Stream and residential stock at Upper Studley on the south-western boundary of the town. The land also slopes down towards the Lambrok Stream and the Southwick Country Park to the west.</p> <p>The introduction of housing on the land would extend the built form of Upper Studley into a landscape dominated by the Lambrok Stream and Country Park beyond. As such, the site would need to respect the flood plain of the Lambrok Stream and provide appropriate screening to limit the impact of housing on the surrounding area. This could potentially be achieved</p>

	through tree/hedgerow planting which, in turn, would potentially augment existing habitat features.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	<p>The site comprises grassland/semi-improved grassland on the edge of the Lambrok Stream/Southwick Country Park (a County Wildlife Site).</p> <p>The land is just outside the core area of the Bath and Bradford-on-Avon Bats SAC. However, records indicate the presence of Greater Horseshoe and other bat species which use the Country Park and Lambrok Stream as foraging and roosting habitat. As such, further ecological assessments should be carried out. Development of the site for housing would need to ensure robust ecological protection/mitigation measures are designed and implemented. Additional planting would help screen any subsequent development and provide increased linkages to existing habitat corridors.</p>
3. Result in greater community engagement with biodiversity?	The development of the site would offer the potential for greater public engagement with the Southwick Country Park in terms of walking routes and access to biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The development of the site for housing would require buffers to be established to the Lambrok Stream. Such buffers could operate as green/blue corridors for wildlife.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	Development of the site would appear to be capable of delivering new/augmenting existing multi-functional Green Infrastructure and contribute towards improving habitat connectivity.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site hosts habitat features such as hedgerows/trees and semi-improved grassland. Records of protected species (e.g. Water voles, several bat species) on and around the boundary of the site would necessitate a full set of ecological surveys to support any subsequent planning application.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.

8. Maintain the existing extent of ancient woodland sites?	There are no records of designated ancient woodland on the site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council’s guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 1</p> <p>The site is situated on grassland/ semi-improved grassland on the south-western edge of the town. If developed, it would form a near contiguous extension to the residential housing stock at Upper Studley. The land is characterised by its relationship to the Lambrok Stream and Southwick Country Park beyond. As such, there would be a need to provide landscaped buffers to the Lambrok Stream and Country Park which could bolster existing habitats, particularly in relation to protected bat species. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment. For this reason the site is considered to have a moderate adverse effect on this objective.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to	The site is situated on the south-western edge of the town. Access to a range of local/town centre services and facilities would be achievable via walking, cycling and buses. There is a bus stop approximately 300m north west of the site on St

local facilities, public transport links and key infrastructure?	Johns Crescent which covers at least one AM/PM peak journey and one inter-peak journey. The bus stop approximately 300m north east by Whiterow Park (Frome Road) also delivers this. There are a range of essential services / facilities within 800 m from the site.
2. Maximise reuse of previously developed land where possible/appropriate?	The site comprises greenfield, semi-improved grassland and hence would have no potential for maximising the reuse of previously developed land in the town.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	The site comprises semi-improved grassland, arable land and pony paddocks. The quality of the land is not known at this stage, but development would lead to the permanent loss of agricultural/paddock land. In line with national and local planning policy, the development of the site would therefore need to ensure that soil quality and structure is appropriately protected wherever practicable.
6. Protect the best and most versatile agricultural land?	From the limited information held by the Council, the land appears to be underlain by Grade 3b agricultural land. Given the scale of development, such a loss would be minor adverse.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a Mineral Safeguarding Area or Waste Site Safeguarding Area.
Assessment outcome (on balance) -	
Summary of SA Objective 2	
The site slopes westwards towards the Lambrok Stream. The extent of the stream's flood zone would likely limit the amount of housing that could be built on the land.	

The land is situated on the very edge of the town's built framework. However, access to a limited range of convenience shops and facilities within the local area mean that the site is sustainably located. In addition, the town centre is accessible by walking, cycling and public transport via the A361. The development would result in the loss of agricultural land. Overall the site option is considered to have a minor adverse effect on this objective.

SA objective 3. Use and manage water resources in a sustainable manner

Decision Aiding Questions. Will the development site...

1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	Development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. The development of the site for housing would appear to be capable of being supported by existing water mains/sewerage connections. Existing foul water infrastructure crosses the site and there would be limited space to divert sewers if needs be. Statutory easements would apply and may affect subsequent design layouts. Downstream mitigation works may be necessary to maintain service levels at the local sewage treatment works.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. As outlined above, a capacity assessment should be undertaken to support any subsequent detailed proposals. Where the pressure exerted by new housing development would likely lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. The sloping nature of the site could make surface water attenuation challenging, particularly at greenfield infiltration rates. Therefore, there would likely be a need to provide on-site attenuation through a sustainable drainage system.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for reinforced connections to existing surface and foul water drainage. Due to the presence of the Lambrook Stream and its floodplain, consideration should be given to the inclusion of a sustainable drainage system (SuDS) within any subsequent planning application process to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Protection Zone and hence development would be unlikely to impact on groundwater resources. That said, in line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources,	Not applicable as the site does not lie within the Hampshire Avon or River Kennet catchments.

<p>including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 3</p> <p>Further assessment of the local water utilities infrastructure and drainage patterns would need to be undertaken to support any subsequent allocation/planning application. On the basis of evidence received to date, the site would appear to be capable of connecting to existing water infrastructure, but existing sewers may need to re-directed, which may be difficult to achieve due to the size of the site. Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not within an AQMA. Development of the site for housing would be unlikely to generate significant air quality impacts. That said, consideration should be given to the potential impacts associated with introducing a new access/egress to the site via the A361.</p> <p>Development is likely to increase local traffic, which may adversely affect air quality. It is recognised, however, that the development is within 2km of key facilities in Trowbridge which are therefore accessible by foot, cycle and buses. This could limit the extent of additional traffic using the A361 to access the town. Nevertheless, measures would need to be implemented to mitigate vehicular emission levels in line with the council's policies and Air Quality Strategy, such as landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology and incorporating site layout / separation and other conditions in site planning; traffic routeing, site management, site layout and phasing.</p> <p>Development at the site would also generate noise, odour and light pollution during construction (short-term) and occupation (longer-term). Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

and/or location of development?	
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage and commercial traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Consideration would also need to be given to the Country Park in terms of ensuring that development would not adversely affect local habits/species through vehicular emissions.
4. Seek to reduce development in or near to AQMAS ¹⁸⁹ ?	The site is not situated within, adjacent to, or in proximity of a designated Air Quality Management Area (AQMA). Consideration should nonetheless be given to the relationship between the potential housing site and the Country Park.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	Development of the site may lead to a marginal increase in vehicular movements. Where necessary, air quality strategies would be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to a marginal increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	

¹⁸⁹ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

Summary of SA Objective 4

The site comprises relatively open, greenfield, grass land on the edge of existing housing stock in Upper Studley. The land slopes to the west towards the Lambrok Stream and Southwick Country Park County Wildlife Site. The relationship between the site and surrounding land would necessitate appropriate measures to control noise/dust/lighting and particulate matter emissions to ensure construction and occupation phases do not lead to adverse impacts. Overall the site option is considered to have a minor adverse effect on this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

Summary of SA Objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.

<p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is situated in Flood Zones 1, 2 and 3. Surface water drainage patterns are such that the development of the site would need to consider potential impacts on the areal extent of critical flood zones associated with Lambrok Stream. A buffer to the Lambrok Stream would likely be required and this would reduce the net developable area.</p> <p>In addition, as the site slopes down to the Lambrok Stream, achieving suitable surface water attenuation measures, particularly at greenfield infiltration rates would therefore be challenging.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>The site is located within Flood Zones 1, 2 and 3 of the Lambrok Stream. As such, any subsequent planning application would need to appropriately consider how development of the site may impact on the Stream. Should appropriate mitigation measures be required they would need to be considered within the context of existing drainage patterns.</p>
<p>4. Minimise the risk of flooding to people and property (new and existing)</p>	<p>Development of the site should not affect the areal extent and function of the floodplain. In addition, surface water attenuation measures would be required to operate at greenfield infiltration rates which may be challenging due to the sloping nature of</p>

development)?	the site. A Flood Risk Assessment would be required.
5. Protect and enhance the natural function of floodplains?	If technically feasible a SuDS would need to be designed in such a manner as to allow long-term positive management and attenuation of surface water at greenfield infiltration rates.
Assessment outcome (on balance) -	
Summary of SA Objective 5b	
The site is located within Flood Zones 1, 2 and 3 of the Lambrok Stream. A FRA would be required. If technically feasible and employed, SuDS will need to be designed in such a manner as to allow long-term positive management and attenuation of surface water at greenfield infiltration rates. Overall the site option is considered to have a minor adverse effect on this objective.	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The listed St John's Church and its setting would need to be protected and, where possible, enhanced through any subsequent development proposals. However, provided appropriate screening measures are provided, development of the site would be unlikely to significantly affect designated heritage assets. <u>The Historic Landscape Classification sensitivity is given as low and described as meadows. A common/frequent landscape character.</u>
2. Ensure appropriate archaeological assessment prior to development?	Records indicate that the land has medium/high archaeological potential, with possible medieval remains within the site. On the basis of available evidence, there would be a need to undertake an archaeological assessment to support any subsequent application to develop the site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The development of the site would not promote the re-use of historical/locally significant buildings.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of	The site does not lie within a designated Conservation Area.

Conservation Areas?	
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 6</p> <p>The site has medium/high archaeological interest with possible medieval remains. There would be a need to undertake an archaeological assessment to support any subsequent application to develop the site.</p> <p>The Grade II listed St John's Church and its setting would need to be appropriately protected in accordance with its designated value. <u>A detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) and study of their setting would be required to support any subsequent planning application.</u></p> <p><u>The Historic Landscape Classification sensitivity is given as low and described as meadows. A common/frequent landscape character.</u></p> <p>Overall the site option is considered to have a moderate adverse effect on this objective.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local	

distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The Landscape Character of this site falls within the Rolling Clay Lowland (11C Trowbridge Rolling Clay Lowland) typology, according to the Wiltshire Landscape Character Assessment¹⁹⁰.</p> <p>Development of the site would need to be sensitively assimilated into the landscape. The site is described as rolling clay lowland in good condition, with moderate strength of character. The Strategy for the area is to conserve and strengthen the character. The land slopes and borders the flood plain to the south. There are veteran trees and hedgerows on site and the site is connected to its surrounding areas including the country park via sensitive receptors such as PRoW. The site has low inter-visibility. The site should be retained as buffer.</p> <p>From an historic landscape character perspective the site is of low to medium sensitivity. The landscape type is characterised by former post-medieval water meadows which are partially legible in modernity. Water meadows are rare and can be locally significant contributors to landscape character.</p> <p>Consideration would nonetheless need to be given to how housing development on greenfield land would be assimilated into the local landscape. In accordance with national policy/local policy, the development of the site for housing would need to maintain and enhance the character of the area through high quality design. Consideration would need to be given to providing screening to reduce the urbanising effect of housing and protect the setting of the Country Park.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green	Development of the site for housing would need to offer the potential to contribute towards the delivery of a comprehensive network of Green Infrastructure by bolstering existing habitats. This could be achieved through comprehensive planting to screen the site. However the site does function as a buffer between the residential areas to the north and open countryside

¹⁹⁰ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

Infrastructure Strategy?	and the country park.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	Development of the site for housing would offer the potential to deliver additional access to and availability of urban green-spaces such as the adjacent Country Park.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁹¹ ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	Development of the site would have the potential to protect and add to the existing rights of way network and open spaces associated with the Country Park.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 7</p> <p>Development of the site for housing would inevitably lead to a loss of greenfield land and introduce an urbanising effect on what is currently rolling meadows associated with the Lambrok Stream and Southwick Country Park. Whilst the land is of moderate character, there would be a need to ensure the development of the site provides effective screening. In combination with other constraints, the developable area of the site would need to be reduced. The impacts on the objective are</p>	

¹⁹¹ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

considered to be moderate adverse, given the site's current character and function as a landscape buffer.

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help to marginally boost the local supply of affordable homes in accordance with national/local plan policy requirements but some of the developable land is likely to be required for mitigation measures.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	Development of the site would marginally boost housing supply to meet local and HMA targets/needs.
4. Have regard to the settlement hierarchy?	Development of the site would respect the settlement hierarchy and the status of the town as a Principal Settlement.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. However, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at the town in a plan-led manner.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Not applicable.

Assessment outcome (on balance) +

Summary of SA Objective 8
 The site lies on the south-western edge of the town and comprises greenfield meadows associated with Southwick Country Park and the Lambrok Stream. The site

would help marginally boost the supply of a mix of housing on the edge of town, with relatively good connectivity to the town centre/local services and facilities via sustainable modes of transport. Overall the site would have a minor positive effect on the objective given the uncertainty over the eventual number of homes that could be delivered due to the need for integration of mitigation measures.

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities

Decision Aiding Questions. Will the development site...

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to create spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence that this could not be achieved although details would have to be provided at detailed proposals stage.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This may ultimately require reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal. The site is within up to 1000m of local services and facilities (2km from town centre services and facilities) which generally would encourage walking and cycling and a healthier lifestyle.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Development alongside other types of properties are needed locally as evidenced through the local housing needs survey; and the site would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Overall the development should also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The evidence available to date suggests that there is a GP surgery capacity deficit locally. Up to 95 dwellings would result in additional demand on the local health service and according to the evidence available to date there is a capacity gap at the local surgeries. Mitigation would be required to support additional patient capacity even if the site capacity was reduced through mitigation requirements.
5. Maximise opportunities within the most deprived areas?	The site falls within LSOA 036D. This is amongst the 50% least deprived neighbourhoods in the country. In accordance with national policy/local plan policy, the allocation of the site would marginally increase opportunities for the local community to access a decent, affordable home and thereby help reduce the incidence of deprivation.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of town. However, opportunities to access town/local services and facilities via walking/buses/cycling routes would be achievable.

7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Site 1021 is in the catchment of Studley Green Primary School. The school site is large and would be able to expand to meet the demand from this site should the level of surplus places be insufficient. The existing secondary schools in Trowbridge will all reach capacity by 2020 and in view of the size of the expected developments in and around Trowbridge, another secondary school site will need to be identified and contributions towards the new school will be required from all proposed developments.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 9</p> <p>The site lies on the south-western edge of the town, adjacent to existing housing stock at Upper Studley. Connectivity to town centre and local services/facilities would be achievable via sustainable means. While primary school places requirements could be met, secondary school capacity will likely be reached by 2020 and mitigation will therefore be required. Due to the latter the site is likely to have a moderate adverse effect on this objective.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of the site would have the potential to create/bolster links to existing cycling routes in the local area.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities. There is a bus stop approximately 300m north west of the site on St Johns Crescent which covers at least one AM/PM peak journey and one inter-peak journey. The bus stop approximately 300m north east of the site by Whiterow Park (Frome Road) also delivers this level of service. There are a range of local essential services / facilities within approximately 1000 m from the site. A larger range of town centre services and facilities lie within 2000m of the site and

	would be accessible by buses, cycling and walking.
Assessment outcome (on balance) -	
Summary of SA Objective 10	
The site is relatively sustainably located in relation to the town and local service/facilities. However, residents would be likely to use private vehicles to access services further afield. Overall this site is considered to have a minor adverse effect on this objective.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Development of the site would marginally boost the supply of houses at the town. The resultant marginal increase in the local population would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The development of this site would potentially, albeit marginally, support rural services and facilities in neighbouring villages (e.g. Southwick).
Assessment outcome (on balance) +	
Summary of SA Objective 11	
The site is relatively sustainably located with access to local services/facilities and employment opportunities. A marginal increase in population will help support and bolster the town as a principal settlement and thereby increase opportunities for inward investment. In addition, due to the proximity of nearby villages, the development of the site may assist in supporting the local economy to some degree. Effects are considered likely to be minor positive against this objective.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	Development of the site for housing would have the potential to support the viability of existing employment areas.

2. Provide a focus for development in Salisbury and Trowbridge?	Development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.
Assessment outcome (on balance) +	
<p>Summary of SA Objective 12</p> <p>The site is relatively sustainably located with access to local services/facilities and employment opportunities. A marginal increase in population will help support and bolster the town as a principal settlement and thereby increase opportunities for inward investment. In addition, due to the proximity of nearby villages, the development of the site may assist in supporting the rural economy to some degree. Overall the site option is considered to have a minor positive effect on this objective.</p>	

Site 3260 – Land at Upper Studley

<p>Site context</p> <p>Site size: 2.33ha Site capacity: approximately 52 dwellings</p> <p>The site is currently used as a small-holding. The site lies to the south and west of recent residential developments at Silver and Spring Meadows. The land slopes down to the Lambrok Stream and a belt of large, mature Poplar Trees. A mature hedgerow defines the western (roadside) boundary. The boundaries to existing developments are largely defined by garden fencing. The rear gardens of properties in Silver Meadows and Spring Meadows experience views into the site.</p>	
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	<p>The site lies on the eastern side of White Row Hill (A361), opposite SHLAA site 1021. It is surrounded to the north-east by existing housing stock associated with Silver and Spring Meadows; and a mature belt of Poplar trees/the Lambrok Stream to the south-west. The land is currently utilised as a small holding.</p> <p>The introduction of housing on the land would extend the built form of Spring Meadows/Silver Meadows into a landscape dominated by the Lambrok Stream and farmland. The stream corridor, Poplar trees and hedgerows are likely to support commuting/foraging bat species such as Greater Horsehoe associated with the Bath and Bradford-on-Avon Bats SAC. The development of the site would need to bolster existing hedgerows with new planting. The impact of additional street lighting</p>

	on site would need to be minimised through the stream corridor.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	<p>The site comprises grassland/semi-improved grassland on the edge of the Lambrok Stream/Southwick Country Park (a County Wildlife Site).</p> <p>The land is just outside the core area of the Bath and Bradford-on-Avon Bats SAC. However, records indicate the presence of Greater Horseshoe and other bat species which use the Country Park and Lambrok Stream as foraging and roosting habitat. As such, further ecological assessments should be carried out. Development of the site for housing would need to ensure robust ecological protection/mitigation measures are designed and implemented.</p>
3. Result in greater community engagement with biodiversity?	The development of the site would offer the potential for greater public engagement with the Southwick Country Park in terms of walking routes and access to biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The development of the site for housing would require buffers to be established to the Lambrok Stream. Such buffers could operate as green/blue corridors for wildlife.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	Development of the site would appear to be capable of delivering/augmenting multi-functional Green Infrastructure and contribute towards improving habitat connectivity.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site hosts habitat features such as hedgerows/trees and semi-improved grassland. Records of protected species (Water voles, several bat species) on and around the boundary of the site would necessitate a full set of ecological surveys to support the allocation/planning application.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.

8. Maintain the existing extent of ancient woodland sites?	There are no records of designated ancient woodland on the site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council’s guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 1</p> <p>The site is situated on grassland/ semi-improved grassland on the south-western edge of the town. If developed, it would form a near contiguous extension to the residential housing stock at Silver/Spring Meadows. The land is characterised by its relationship with the Lambrok Stream, farmland and existing residential areas. As such, there would be a need to provide landscaped buffers to the Lambrok Stream which could bolster existing habitats, particularly in relation to commuting/foraging routes for protected bat species.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment. For this reason the site is considered to have a moderate adverse effect on this objective.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	

1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the south-western edge of the town. Access to a range of local/town centre services and facilities would be achievable via walking, cycling and buses. There is a bus stop approximately 275m north of the site by Whiterow Park (Frome Road) which covers at least one AM/PM peak journey and one inter-peak journey. There are a range of essential local services / facilities within 1000m of the site.
2. Maximise reuse of previously developed land where possible/appropriate?	The site comprises greenfield, semi-improved grassland and hence would have no potential for maximising the reuse of previously developed land in the town.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	The site appears to be semi-improved grassland used for rough grazing of livestock associated with the tenant small-holder. The agricultural quality of the land is not known at this stage. However, development of the site would lead to a net loss of agricultural land.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a Mineral Safeguarding Area or Waste Site safeguarding Area.
Assessment outcome (on balance) -	
Summary of SA Objective 2	
The site slopes away towards the Lambrok Stream to the west. The extent of the flood zone would likely limit the amount of housing that could be built on the land.	

<p>The land is situated on the very edge of the town's built framework. However, access to a limited range of convenience shops and facilities within the local area mean that the site is sustainably located. In addition, the town centre is accessible by walking, cycling and public transport via the A361. Development of the site may result in the loss of agricultural land. Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>Development of the site for housing would need to be capable of positively responding to the predicted effects of climate change. The development of the site for housing would appear to be capable of being supported by existing water mains/sewerage connections. Existing foul water infrastructure crosses the site and there would be limited space to divert sewers. Statutory easements would likely apply and may affect design layouts. Downstream mitigation works may be necessary to maintain service levels within the local sewage treatment works.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. A capacity assessment should be undertaken to support any subsequent detailed proposals. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. The sloping nature of the site could make surface water attenuation challenging, particularly at greenfield infiltration rates. Therefore, there would likely be a need to provide on-site attenuation through a sustainable drainage system (SuDS).</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Where appropriate, the development of the site would need to make provision for reinforced connections to existing surface and foul water drainage. Due to the presence of the Lambrook Stream and its floodplain, consideration should be given to the inclusion of a sustainable drainage system within any subsequent planning application process to control the risk of surface water flooding from impermeable surfaces.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>The site is not located within a Groundwater Protection Zone and hence development would be unlikely to impact on groundwater resources. That said, in line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p>
<p>6. Encourage sustainable and efficient management of water resources,</p>	<p>Not applicable as the site does not lie in the Hampshire Avon or River Kennet catchments.</p>

<p>including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 3</p> <p>Further assessment of the local water utilities infrastructure and drainage patterns would need to be undertaken to support any subsequent allocation/planning application. On the basis of evidence received to date, the site would appear to be capable of connecting to existing water infrastructure, but existing sewers may need to re-directed, which would be difficult due to the size of the site. Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not within an AQMA. Development of the site for housing would be unlikely to generate significant air quality impacts. Development would marginally increase local traffic, which may adversely affect air quality. It is recognised, however, that the development is within 1km of local facilities in Trowbridge and therefore accessible by foot, cycle and buses. This should limit the extent of additional traffic in the town. Nevertheless, measures would need to be implemented to mitigate vehicular emission levels in line with the council's policies and Air Quality Strategy, such as landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology and incorporating site layout / separation and other conditions in site planning; traffic routeing, site management, site layout and phasing.</p> <p>Development at the site would also generate noise, odour and light pollution during construction (short-term) and occupation (longer-term). Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage and commercial traffic). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Consideration would also need to be given to the Country Park in terms of ensuring that development would not adversely affect local habitats/species.</p>
<p>4. Seek to reduce development in or near to AQMAS¹⁹²?</p>	<p>The site is not situated within, adjacent to, or in proximity of a designated Air Quality Management Area (AQMA). Consideration should nonetheless be given to the relationship between the potential housing site and the industrial units to the south; and the railway to the west.</p>
<p>5. Ensure that air quality impacts on local biodiversity sites are avoided?</p>	<p>Development of the site may to lead to a marginal increase in vehicular movements. Where necessary, air quality strategies would be developed and implemented in accordance with CP55 to address environmental impacts.</p>
<p>6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>7. Ensure that potential impacts from air quality on relevant SACs are avoided?</p>	<p>While development of the site may to lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p>
<p>Assessment outcome (on balance) -</p>	

¹⁹² Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

Summary of SA Objective 4

The site comprises relatively open, greenfield, grass land on the edge of existing housing stock in Upper Studley. The land slopes to the south-west down to the Lambrook Stream and Southwick Country Park County Wildlife Site. The relationship between the site and surrounding land/housing development would necessitate appropriate measures to control noise/dust/lighting and particulate matter emissions to ensure construction and occupation phases do not lead to adverse impacts. Overall the site option is considered to have a minor adverse effect on this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

Summary of SA Objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon

energy sources and encouragement of sustainable building practices.	
However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is situated in Flood Zones 1, 2 and 3. Surface water drainage patterns are such that the development of the site would need to consider potential impacts on the areal extent of flood zones associated with Lambrok Stream. A buffer to the Lambrok Stream would likely be required and this would reduce the developable area.</p> <p>In addition, as the site slopes down to the Lambrok Stream, achieving suitable surface water attenuation measures, particularly at greenfield infiltration rates may be challenging.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	If technically feasible, a SuDS will need to be designed in such a manner as to allow long-term positive management and attenuation of surface water at greenfield infiltration rates.
4. Minimise the risk of flooding to	The site is located within Flood Zones 1, 2 and 3 of the Lambrok Stream. Any subsequent proposals would need to

people and property (new and existing development)?	appropriately consider how development of the site may impact on the Stream. Should appropriate mitigation measures be required they would need to be considered within the context of existing drainage patterns. A Flood Risk Assessment (FRA) would be required.
5. Protect and enhance the natural function of floodplains?	Development of the site should not affect the areal extent and function of the floodplain. In addition, surface water attenuation measures would be required to operate at greenfield infiltration rates.
Assessment outcome (on balance) -	
Summary of SA Objective 5b	
The site is situated in Flood Zones 1, 2 and 3 of the Lambrok Stream. As such, appropriate consideration would need to be given to managing the risk of flooding from all sources. Whilst challenging to achieve, the site would nonetheless need to positively manage surface water. To achieve such works it is likely that the net developable area would need to be reduced. A FRA would be required. Overall the site option is considered to have a minor adverse effect on this objective.	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	Development of the site would not adversely affect designated heritage assets. <u>The Historic Landscape Classification sensitivity is given as low and described as post medieval fields which enclosed a former area of open grassland - common/frequent landscape character.</u>
2. Ensure appropriate archaeological assessment prior to development?	Records indicate that the land has medium/high archaeological potential, with possible medieval remains within the vicinity of the site. On the basis of available evidence, there would be a need to undertake an archaeological assessment to support the allocation and subsequent development of the site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The development of the site would not promote the re-use of historical/locally significant buildings.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate	The site does not lie within a designated Conservation Area.

design, taking into account the management objectives of Conservation Areas?	
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 6</p> <p>Development of the site would not adversely affect designated heritage assets. The site has medium/high archaeological potential. Further archaeological assessment would need to be undertaken to support any subsequent planning application process. <u>The Historic Landscape Classification sensitivity is given as low and described as post medieval fields which enclosed a former area of open grassland - common/frequent landscape character.</u></p> <p><u>A detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) and study of their setting would be required to support any subsequent planning application.</u></p> <p>Overall the site is considered to have a minor adverse effect on this objective.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local	

distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The Landscape Character of this site falls within the Rolling Clay Lowland (11C Trowbridge Rolling Clay Lowland) typology, according to the Wiltshire Landscape Character Assessment¹⁹³.</p> <p>Development of the site would need to be sensitively assimilated into the landscape. The landscape is described as rolling clay lowland and the site slopes. Furthermore there is evidence of veteran trees and hedgerows on site which would have to be protected from root damage and hence buffered. The site has low intervisibility but has residential areas (receptors) on the boundary. In addition the site is in vicinity to the Country Park.</p> <p>From an historic landscape character perspective the site is of low to medium sensitivity to change. The landscape type is characterised by former post-medieval water meadows which are partially legible in modernity. Water meadows are rare and can be locally significant contributors to landscape character.</p> <p>Consideration would nonetheless need to be given to how housing development on greenfield land would be assimilated into the local landscape. In accordance with national policy/local policy, the development of the site for housing would need to maintain and enhance the character of the area through high quality design. Consideration would need to be given to providing screening to reduce the urbanising effect of housing and protect the setting of the Country Park/Southwick Court.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>Development of the site for housing would need to offer the potential to contribute towards the delivery of a comprehensive network of Green Infrastructure by bolstering existing habitats. This could be achieved through comprehensive planting to screen the site and to protect existing hedgerows and veteran trees.</p>

¹⁹³ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	Development of the site for housing would offer the potential to deliver additional access to and availability of urban green-spaces such as the adjacent Country Park.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁹⁴ ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	Development of the site would have the potential to protect and add to the existing rights of way network and open spaces associated with the Country Park.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 7</p> <p>Development of the site for housing would inevitably lead to a loss of greenfield land and extend the urbanising effect of Silver and Spring Meadows on what is currently rolling water meadows associated with the Lambrok Stream and Southwick Country Park. Whilst the land is of moderate character, there would be a need to ensure the development of the site provides effective screening. The site has low to medium sensitivity in terms of historic landscape character. The landscape type is described as meadows/water meadows which are rare. In combination with other constraints, the developable area of the site would need to be reduced. Overall the</p>	

¹⁹⁴ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

site option is considered to have a minor adverse effect on this objective.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help to marginally boost the local supply of affordable homes in accordance with national/local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	Development of the site would marginally boost housing supply to meet local and HMA targets/needs.
4. Have regard to the settlement hierarchy?	Development of the site would respect the settlement hierarchy and the status of the town as a Principal Settlement.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. However, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements at the town in a plan-led manner.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Not applicable.
Assessment outcome (on balance) +	
Summary of SA Objective 8	
The site lies on the south-western edge of the town and comprises greenfield meadows associated with Southwick Country Park and the Lambrok Stream. The site	

<p>would help marginally boost the supply of a mix of housing on the edge of town, with relatively good connectivity to the town centre/local services and facilities via sustainable modes of transport. Overall the site would have a minor positive effect on this objective.</p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Promote design of buildings and spaces to reduce crime and the fear of crime?</p>	<p>The development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to create spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence that this could not be achieved although details would have to be provided at detailed proposals stage.</p>
<p>2. Promote design of buildings and spaces to reduce obesity?</p>	<p>Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This may ultimately require reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal. The site is within up to 1000m of facilities which generally would encourage walking and cycling and a healthier lifestyle.</p>
<p>3. Promote the design of buildings and spaces to meet the changing needs of the population?</p>	<p>Development of a mix of housing types are needed locally as evidenced through the local housing needs survey. The site would help marginally boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Overall the development should also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.</p>
<p>4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?</p>	<p>The evidence available to date suggests that there is a GP surgery capacity deficit locally. Development on this site (and others at the town) would result in additional demand on the local health service and according to the evidence available to date there is a capacity gap at the local surgeries. Mitigation would be required to support additional patient capacity.</p>
<p>5. Maximise opportunities within the most deprived areas?</p>	<p>Development of the site would marginally increase opportunities for the local community to access a decent, affordable home and thereby help reduce deprivation. The site falls within LSOA 036D. This is amongst the 50% least deprived neighbourhoods in the country.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>The site is located on the edge of town. However, opportunities to access town/local services and facilities via walking/buses/cycling would be achievable.</p>
<p>7. Support the development of</p>	<p>Development of the site would potentially assist in the delivery of a local community campus.</p>

community campuses?	
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Site 3260 is in the catchment of Studley Green Primary School. The school site is large and would be able to expand to meet the potential demand generated from development of this site should the level of surplus places be insufficient. The existing secondary schools in Trowbridge will all reach capacity by 2020 and, in view of the scale of additional committed/planned developments in and around Trowbridge, another secondary school site will need to be identified and contributions towards the new school will be required from all proposed developments.
Assessment outcome (on balance) - -	
Summary of SA Objective 9	
The site lies on the south-western edge of the town, adjacent to existing housing stock at Upper Studley. It is relatively small and constrained by topography and the flood plain of the Lambrok Stream. Connectivity to town centre and local services/facilities would be achievable. Due to the issues with secondary school capacity in the short to medium term, the site would have a moderate adverse effect on this objective.	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of the site would have the potential to create/bolster links to existing cycling routes in the local area.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities.

Assessment outcome (on balance) -

Summary of SA Objective 10
 The site is relatively sustainably located in relation to the town and local service/facilities. That said, development of the site would likely lead to a marginal increase in pressure on local highway routes which would need to be mitigated. Overall the site option is considered to have a minor adverse effect on this objective.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth
 Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Development of the site would marginally boost the supply of houses at the town. The resultant marginal increase in the local population would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The development of this site would potentially, albeit marginally, support rural services and facilities in neighbouring villages (e.g. Southwick).

Assessment outcome (on balance) +

Summary of SA Objective 11
 The site is relatively sustainably located with access to local services/facilities and employment opportunities. A marginal increase in population will help support and bolster the town as a principal settlement and thereby increase opportunities for inward investment. In addition, due to the proximity of nearby villages, the development of the site may assist in supporting the rural economy to some degree. Effects are considered likely to be minor against this objective.

SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce
 Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	Development of the site for housing would have the potential to support the viability of existing employment areas.
2. Provide a focus for development in	Development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate

Salisbury and Trowbridge?	level of growth to sustainable locations and thereby improve self-containment/reduce out-commuting.
Assessment outcome (on balance) +	
Summary of SA Objective 12	
<p>The site is well related to the town with access to local services/facilities and employment opportunities. A marginal increase in population will help support and bolster the town as a principal settlement and thereby increase opportunities for inward investment. In addition, due to the proximity of nearby villages, the development of the site may assist in supporting the rural economy to some degree. Overall the site option is considered to have a minor positive effect on this objective.</p>	

Site 298 – Land off A363 at White Horse Business Park

Site context	
<p>Site size: 23ha. Site capacity: approximately 338 dwellings.</p> <p>The site option is extensive, covering a number of agricultural fields that abut the village of North Bradley, A363 and south-western boundary of the White Horse Business Park.</p>	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The site comprises a series of agricultural fields incorporating ponds and bound by mature hedgerows. Part of the southern end of the site (adjacent to the A363) has recently been developed and occupied by Hitachi Capital. Development of the remainder of the site for housing would need to ensure appropriate provision for Green Infrastructure to reduce the risk of habitat loss/fragmentation in the local area.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and	The presence of pond, ditch and hedgerow features on site are considered to offer terrestrial/aquatic habitat for Great Crested Newts. In addition there are records of Slow worm and Grass snake in ditches on site. Any development proposals for the site would need to be informed by detailed survey information.

locally designated sites) and creating biodiversity features within new development resulting in a net gain?	
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to non-designated biodiversity features. Biss Woods County Wildlife Site is situated approximately 1600 metres away from the site, but separated by the A363 and railway line. Access to the wood and surrounding features would nonetheless be possible. Consideration would need to be given to providing/bolstering on site biodiversity features in line with the recently developed Hitachi Capital building and White Horse Business Park
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	Development of the site would need to provide appropriate levels of protection for existing green corridors and water features. Bearing in mind the size of the site, it is considered such mitigation would be potentially achievable.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	Development of the site for housing would have the potential to aid in bolstering and delivering multifunctional green infrastructure in the form of open space, green corridors, gardens and shared green spaces.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The land currently provides BAP habitats (hedgerows and grassland) and records indicate the presence of BAP/protected species (Great Crested Newts, Grass snake and Slow worm). Any development of the site would need to ensure that appropriate protection is given to both BAP habitats and species.
7. Consider the findings of the HRA in site selection and design?	<p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.</p> <p>The site is considered to be unlikely to lead to significant effects on Biss and Green Lane Woods and the resident protected bat species associated with the Bath and Bradford-on-Avon Bats SAC.</p>
8. Maintain the existing extent of ancient woodland sites?	Not applicable.

9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Development of the site would not materially affect the integrity of the Bath and Bradford-on-Avon Bats SAC.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	Not applicable.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 1</p> <p>The site extends covers a significant land area comprising a series of agricultural fields/informal open space, bound by existing residential development in North Bradley village to the west; and employment uses to south (Hitachi Capital)/east (White Horse Business Park). Records indicate that the land is home to a number of protected species and important local/BAP habitats that would need detailed investigation at any subsequent planning application stage. In addition, due to the recorded presence of protected Bechstein's bats associated with the Bath and Bradford-on-Avon Bats SAC the site option would need to be planned so as to include appropriate mitigation measures.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment. This site lies outside the core roosting zone and hence development would be unlikely to lead to significant adverse impacts on the SAC.</p> <p>Overall the site is considered to have a moderate adverse effect on the objective.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is situated on the edge of Trowbridge, which is defined by the Core Strategy as a Principal settlement and sustainable location for growth. The land lies between the existing White Horse Business Park and the village of North Bradley. Whilst located on the edge of the town, a regular bus service operates between the Business Park and the town centre.</p> <p>Development of the site would be capable of delivering an appropriate housing density in line with local planning policy and available evidence.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The site comprises greenfield land and hence would have no potential for maximising the reuse of previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</p> <p>The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The site lies on the southern edge of the built urban framework of the town on greenfield land. As such, it would not, at this stage, maximise the use of land within the town centre. However, it would form a contiguous extension to the town itself and thereby would be sustainably located in relation to local services and facilities.</p>
<p>5. Protect and enhance soil quality?</p>	<p>The site comprises a series of agricultural fields/informal open space. Therefore, in line with national and local planning policy, the development of the site would need to ensure that soil quality and structure is appropriately protected where appropriate.</p>
<p>6. Protect the best and most versatile agricultural land?</p>	<p>Development of the site would result in the permanent loss of agricultural land. There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development such a loss could be moderate adverse.</p>
<p>7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working</p>	<p>The site is not situated within a Mineral Safeguarding Area or Waste Sites Safeguarding Area.</p>

potential?	
Assessment outcome (on balance) - -	
Summary of SA Objective 2	
<p>The site is situated to the immediate east of North Bradley village and west of the White Horse Business Park. The land comprises a series of agricultural fields / informal open space and, as such, would not maximise the use of previously developed land. Overall the site option is considered to have a moderate adverse effect on this objective.</p>	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>The development of the site for housing would be capable of positively responding to the predicted effects of climate change.</p> <p>On the basis of evidence gathered to date, the development of the site would likely be capable of being supported by existing water mains subject to agreement being reached on points of connection.</p> <p>The site falls within the Trowbridge Sewerage Treatment Works (STW) catchment. A capacity appraisal of local water/sewerage infrastructure capacity would need to be undertaken at any subsequent planning application stage to confirm the need, or otherwise for improvements. Any subsequent planning/detailed design work will need to ensure that finished floor levels in habitable ground floor rooms are above documented, extreme weather event sewer flooding levels.</p> <p>Existing foul sewerage infrastructure crosses the site. However, this infrastructure forms part of a loop around Trowbridge and may not be up to capacity to deal with outfalls from a major housing scheme. Statutory easements would therefore need to be sought if such infrastructure requires diverting to allow new development to take place.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. As outlined above, a capacity assessment should be undertaken to support any subsequent detailed proposals. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p>
<p>3. Ensure the installation of water saving measures such as rainwater</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water</p>

harvesting and water metering?	utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Records indicate that the north western element of the site is prone to surface water ponding. This is likely to be due to a lack of engineered drainage and limited capacity within highways drains off-site. Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. As outlined above, this may require the need to agree statutory easements over third party land; and dialogue with the relevant water utilities company would be essential at the detailed design stage. Consideration should be given to the inclusion of Sustainable Drainage Systems within any subsequent planning application process to control the risk of surface water flooding from impermeable surfaces.
5. Protect, and where possible, improve surface, ground and drinking water quality?	The site is not located within a Groundwater Protection Zone and hence is unlikely to impact on groundwater resources. That said, in line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable, the site option does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) -	
Summary of SA Objective 3	
There is no evidence to suggest the development of the site could not be supported by water and sewerage infrastructure to address demand. Any subsequent planning application would need to be supported by an assessment of capacity in relation to drinking water and sewerage infrastructure. In addition, consideration will need to be undertaken in respect of sustainable drainage measures. Such matters can be addressed appropriately at the detailed design stage in dialogue with the Environment Agency and respective water utilities company. Overall the site option is considered to have a minor adverse effect on this objective.	
SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	
Decision Aiding Questions. Will the development site...	
1. Maintain and improve local air	The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage).

<p>quality?</p>	<p>Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development of the site would likely increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within 2km of local/town centre services and facilities and therefore accessible by foot, cycle and bus. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: promoting smarter choices and sustainable transport measures. Other measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Bearing in mind the fact that the site borders residential, retail and industrial uses, mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

4. Seek to reduce development in or near to AQMAS ¹⁹⁵ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p>The site comprises greenfield, agricultural/informal open space. Therefore if developed for housing there will be a need to ensure that appropriate mitigation measures are designed and implemented to ensure construction and occupation phases do not lead to adverse impacts in relation to the air quality, noise, odour and light pollution. On balance, while air quality is likely to be affected in the short-term, mitigation is possible to prevent potentially significant effects; and there is no evidence that local biodiversity would be adversely affected. Overall the site option is considered to have a minor adverse effect on this objective.</p>	

¹⁹⁵ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions through the construction and occupation phases of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
Summary of SA objective 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	

Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within Flood Zone 1. The development of the site for housing would be unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. That said, the north-west of the site is reported to be prone to surface water ponding/flooding. The existing system of field ditches would not be sufficient to cope with run-off from built development, neither would off-site highway drains. Bearing in mind the size of the site, any subsequent planning application would need to be supported by a Flood Risk Assessment.
2. Ensure that development can adapt to the predicted future impacts of climate change?	As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience: <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The site is largely underlain by clays and mudstones. As such, the potential to accommodate appropriate Sustainable Drainage Systems (SuDS) measures to manage surface water run-off from built form will need careful consideration as ground conditions may render conventional measures (such as soakaways) as being ineffective. However, if technically feasible SuDS would need to be designed in such a manner as to allow long-term positive management of surface water.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, with careful planning to address areas of known surface water ponding, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, bearing in mind the size of the site, a Flood Risk Assessment (FRA) would be required in order to support any subsequent planning application.
5. Protect and enhance the natural function of floodplains?	The development of the site would not affect the areal extent and function of the floodplain.

Assessment outcome (on balance) -

Summary of SA Objective 5b

The development of this site would need to ensure that robust measures are employed to help address and adapt to the likely impacts of climate change. Whilst the land lies within Flood Zone 1, it would be important to ensure that drainage and flood risk issues are fully examined through any subsequent planning application process. Bearing in mind the size of the site a FRA would be need to be undertaken in order to support any subsequent planning application. Further guidance on such matters can be found in Wiltshire Council’s Ground Water Strategy and CIRIA Guidance Part E, Chapter 25. Overall the site option is considered to have a minor adverse effect on this objective.

SA objective 6. Protect, maintain and enhance the historic environment

Decision Aiding Questions. Will the development site...

<p>1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?</p>	<p>The Grade II Listed Kings Farmhouse (and its setting), Willow Grove, monuments and gateway to former Baptist Church and Little Common Farm are situated within the site. Development of the site for housing may affect these historic assets, their setting and significance. The presence of these features may reduce the extent and/or density of any subsequent development. On the basis that net developable area is reduced, the risk of materially harming heritage assets would be lessened. Such mitigation would appear to be achievable. However, any subsequent planning application would need to be supported by a Heritage Impact Assessment.</p> <p><u>The Historic Landscape Classification sensitivity is given as low and described as post medieval fields - common/frequent landscape character.</u></p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p>The land has medium archaeological potential. On the basis of available evidence, there would be a need to undertake an archaeological assessment at planning application stage to support development of the site.</p>
<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p>The development of the site would have limited scope to promote the re-use of historical / locally significant buildings.</p>
<p>4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of</p>	<p>The site does not lie within a designated Conservation Area.</p>

Conservation Areas?	
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no records of heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 6</p> <p>The site has medium archaeological interest. Archaeological assessment would be required in any subsequent planning application process.</p> <p>The Grade II Listed Kings Farmhouse (and its setting), Willow Grove, monuments and gateway to former Baptist Church and Little Common Farm are situated within the site area. A Heritage Impact Assessment would be required.</p> <p><u>A detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) and study of their setting would be required to support any subsequent planning application.</u></p> <p><u>The Historic Landscape Classification sensitivity is given as low and described as post medieval fields - common/frequent landscape character.</u></p> <p>On balance it is considered that the site option would have a minor adverse effect on this objective.</p>	

SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The Landscape Character of this site falls within the Rolling Clay Lowland (11C Trowbridge Rolling Clay Lowland) typology, according to the Wiltshire Landscape Character Assessment¹⁹⁶.</p> <p>The land is well contained and comprises mature/semi-mature hedgerows and trees. As the land is situated on the urban fringe of the town it relates reasonably well to existing residential stock and industrial/business uses.</p> <p>In terms of landscape character the urban fringe site falls within the rolling lowland typology. It is of moderate character, but nonetheless in good condition. The County Landscape Character Assessment defines the strategy for this type of land as one of conservation and strengthening. Inter-visibility of the site is low but there are sensitive visual receptors (residential development) to the north. Any subsequent planning application process would need to make provision for strengthening the character and appearance of the area in order to maintain the separate integrity of North Bradley village.</p> <p>From an historic landscape character perspective the site is of medium sensitivity. The landscape type is described as mainly post medieval fields (some modern) and some show traces of ridge and furrow from earlier, medieval, open fields. Extant ridge and furrow is uncommon and the place name may indicate a former common which could link to the historic settlement of North Bradley.</p> <p>Development of the land would lead to a permanent loss of greenfield land and a moderate urbanising effect when considered in the context of adjacent housing at North Bradley and industrial/business uses. That said the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the</p>

¹⁹⁶ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

	countryside.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	The development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure and bolstering existing habitats. Existing ditches, hedgerows and pond features would need to be protected and designed into any subsequent green infrastructure strategy.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing would offer the potential to deliver additional access to and improve the availability of urban greenspaces. In addition, there would be potential to strengthen footpath connectivity through the area, including the Ashton Park and Southview Farm developments.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁹⁷ ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	The development of the site would have the potential to protect and add to the existing rights of way network and open spaces.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	

¹⁹⁷ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

Summary of SA Objective 7

Development of the site for housing would lead to a loss of greenfield land and introduce a moderate urbanising effect. That said, the site is divided into a series of pasture/arable fields bound by mature hedgerows. As such the land appears to be relatively well contained and sandwiched between existing residential stock in North Bradley and industrial/business uses at the White Horse Business Park. Whilst the loss of greenfield land would alter the character and appearance of the site, such impacts would be tempered through appropriate mitigation measures designed to bolster greenspace/habitat connectivity. Overall the site option is considered to have a minor adverse effect on this objective.

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery capacity (approximately 338 dwellings), the development of the site for housing would help to significantly boost the local supply of affordable homes in accordance with national/local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The development of the site could deliver a significant number of high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	The development of the site would boost housing supply to meet local and HMA requirements. However, mitigation measures identified elsewhere in this assessment may reduce the overall site capacity – e.g. providing appropriate stand-offs/screening to protect the separate identity of North Bradley.
4. Have regard to the settlement hierarchy?	Provided the separate identity of North Bradley is maintained, development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements.
7. Provide for an adequate range of housing in rural areas, whilst avoiding	The site is located on the edge of a principal settlement adjoining residential areas so the site would not create isolated

isolated dwellings?	housing in rural areas.
Assessment outcome (on balance) + + +	
Summary of SA Objective 8	
If developed, the site would have the potential to boost the supply of a range of homes in accordance with national and local planning policies. On balance it is considered that the site option would have a major positive effect on this objective. However, such benefits must be balanced against the outcome of all other objectives, particularly in respect of protecting the integrity and separate identity of North Bradley.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The development of the site would provide opportunities for social integration with North Bradley. However, consideration would need to be given to ensuring a sufficient stand-off provided so as to maintain the separate identity of North Bradley village.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas, for example. This may ultimately require a reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal. The site is within 2000m of the town centre facilities. Whilst this may discourage walking, cycling and a healthier lifestyle generally, the site has good links to bus routes, local employment sites and schools, all of which are within a reasonable walking and cycling distances.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	The Core Strategy requires development to respond to the changing needs of the local population locally, including the needs of the elderly. The site would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Overall the development should also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The site would be sustainably located with opportunities to access existing local health facilities. Certain local surgeries are known to have capacity issues. Mitigation would likely be required to support additional patient numbers.
5. Maximise opportunities within the most deprived areas?	This site falls within LSOA 037A which is amongst the 30% least deprived neighbourhoods in the country. In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a

	decent home.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the town with adequate prospects of offering opportunity to access town/local services and facilities via walking/buses. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Development at the site would have the potential to help North Bradley school realise its ambition to grow. However, in overall terms, development at the Town would lead to immediate and significant shortages in local primary schools. Additional sites/facilities would likely be required as a priority. Other than a one class expansion at North Bradley there is no easy solution to providing additional primary school places in this area. The railway line is also a potential barrier to assessing schools planned for Ashton Park ¹⁹⁸ . The existing secondary schools in Trowbridge will all reach capacity by 2020 and in view of the size of the expected developments in and around Trowbridge, another secondary school site will need to be identified and mitigation measures will be required to address this. Consideration would need to be given to schools place availability at any subsequent planning application stage and early dialogue with the Education Department would be vital.
Assessment outcome (on balance) - -	
Summary of SA Objective 9	
The site is located on the outer edge of the town on land that runs up to the built edge of North Bradley village. The site would be accessible via bus, cycling and	

¹⁹⁸ Wiltshire Core Strategy, Core Policy 29

walking hence potentially providing sustainable links to local/town centre services and facilities. The site is suitable for providing sufficient infrastructure and incorporating design to help prevent crime, supporting a healthy lifestyle and responding to the changing need of the population. However there is a capacity shortfall at primary schools locally, which is likely to create longer term capacity issues in secondary schools. The railway may also prevent pupils from accessing schools planned to service the Ashton Park Strategic Allocation. Mitigation will be required to increase capacity locally and another secondary school site will need to be identified towards the end of the Plan period in view of the scale of developments planned in the wider Trowbridge area. Mitigation will also be required to improve patient capacity at local GP surgeries. Overall the site option is considered to have a moderate adverse effect on this objective.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment including connecting to existing footpath networks.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	The site would have the potential to create links to existing cycling routes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located in an accessible location on the edge of the town with good prospects for connectivity to local/town centre services and facilities. There are bus stops on the A363 serving the White Horse Business Park which offer a regular service throughout the day. The site is approximately 300m from Spitfire Retail Park on Bradley Road which offers a range of services; and approximately 1km from Holbrook Primary School.

Assessment outcome (on balance) - -

Summary of SA Objective 10

The site is located immediately east of North Bradley village; and west of the White Horse Business Park. Although essentially situated on the very outer edge of the town, access to local/town centre services and facilities would be achievable via bus services available along the A363/Bradley Road. In addition, walking and cycling routes could be improved through existing development in the Drynham Road/Wiltshire Drive area in order to improve accessibility. However despite the availability of local bus services, development of this site would potentially lead to increased car-based movements and hence impact on the local highway network. Overall the site

option is considered to have a moderate adverse effect on this objective.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) + + +	
Summary of SA Objective 11	
The site is reasonably well situated in relation to local services (e.g. local bus routes), facilities and employment offer. As such, an increase in population would potentially help support the local economy, particularly when considered in the light of other planned growth sites across the town. Effects are considered likely to be major against this objective.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas through the addition and potential diversification of the local workforce at Trowbridge.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would have the potential to support the settlement hierarchy by directing growth to Trowbridge.
Assessment outcome (on balance) +	

Summary of SA Objective 12

The development of the site would have the effect of increasing the local population. Those of working age would be able to access local employment areas. Overall the site option is considered to have a minor beneficial effect on this objective.

Site 3565 – Land east of the A361 at Southwick Court

Site context

Site size: 17.6ha Site capacity: approximately ~~280~~ **237** dwellings

The site extends across approximately 17.6 hectares of open, agriculturally improved (pasture) grassland. It lies adjacent to the southern/south-western edge of Trowbridge, separated from residential stock through part of its length by the Lambrok Stream, mature Poplar trees and sporadic hedgerows. The site is bound to the east by mature hedgerows, highway verge and the A361 (Frome Road). Beyond the A361 to the west lies Southwick Country Park. To the east/north-east of the site are a series of open fields used as pasture and informal recreation, beyond which lie the A363; North Bradley; and the White Horse Business Park. To the south/south-west are open fields associated with Southwick Court and its Grade II* Listed building complex, with Southwick village further to the south-west. A footpath runs through the site and links to Axe and Cleaver Lane to the east.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The site comprises two large fields, bifurcated by the Lambrok Stream/field ditches and bound by mature hedgerows/hedgerow trees. Development of the site for housing would need to appropriately protect and bolster existing Green Infrastructure to reduce the risk of habitat fragmentation in the local area.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new	The site is not the subject of an ecological designation. However, records indicated the presence of bats and other protected species using the hedgerows/trees and Lambrok Stream corridor. In addition, the sensitivity of Trowbridge as a whole in terms of recreational pressure on bats/habitat associated with the Bath and Bradford-on-Avon Bats SAC would need careful consideration and, where necessary, appropriate mitigation. Appropriate planting to bolster existing habitat features and creation of dark corridors (particularly along the Lambrok Stream corridor) would likely be necessary in order to mitigate the effects of development.

development resulting in a net gain?	
3. Result in greater community engagement with biodiversity?	Development of this site would likely increase community engagement with local biodiversity. Indeed, the Southwick Country Park would offer significant scope for access to the countryside and biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The Lambrok Stream and its flood plain effectively bifurcates the site. Development of the site for housing would therefore need to incorporate appropriate green and blue buffers and this may lead to a reduction in the overall developable area.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	Bearing in mind the ecological sensitivity of the local area, any subsequent development proposals would need to aid in the delivery of multifunctional Green Infrastructure in order to appropriately manage recreational pressure. The site is relatively extensive and hence would appear capable of supporting such features.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site is bound by mature Poplar trees and hedgerows. In addition, the solitary mature Oak tree is of significant importance within the local landscape. Any new development would need to appropriately protect existing BAP habitats and strengthen such features where practicable.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment.
8. Maintain the existing extent of ancient woodland sites?	Not applicable – no records of ancient woodland on or adjacent to the site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.

10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council's guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would not lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 1</p> <p>The site comprises two large agricultural fields separated by the Lambrok Stream (and its flood plain); and bound by mature trees/hedgerows/hedgerow trees. These features would require appropriate mitigation in the form of buffers/stand-offs and additional planting.</p> <p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Bath and Bradford Bats SAC through habitat loss and disturbance. The HRA advises that development within easy walking distance of the Biss / Green Lane Woods core roosting area is at high risk of failing an appropriate assessment, and consideration should be given to removing these options from the plan at this stage. Options further from the woods are lower risk, but will require some mitigation. All options at the town to be taken forward to Stage 4 will require further assessment. For this reason the site is considered to have a moderate adverse effect on this objective.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated at Trowbridge which is defined by the Core Strategy as a Principal Settlement and sustainable location for growth. Development of the site would deliver approximately 280 housing units. As such, it would be capable of delivering an appropriate housing density in line with local planning policy and available evidence.
2. Maximise reuse of previously developed land where possible/appropriate?	The site comprises greenfield land and hence would have no potential for maximising the reuse of previously developed land.

3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site would need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	Development of the site would need to appropriately protect soil quality and structure where practicable.
6. Protect the best and most versatile agricultural land?	Development of the site would result in the permanent loss of agricultural land. There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be moderate adverse.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not situated within a Mineral Safeguarding Area or Waste Sites Safeguarding Area.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 2</p> <p>The site comprises two large agricultural fields used for livestock grazing and informal recreation. Development of the site would result in the permanent loss of agricultural land. There is no evidence of contamination issues and the land is not located within a Mineral Safeguarding Area/Waste Site Safeguarding Area. Overall the site option is considered to have a moderate adverse effect on this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future	Development of the site would to be capable of positively responding to the predicted effects of climate change. This will

<p>impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>likely be achieved through design at the detailed planning application stage. There is no evidence to suggest that the site would be incapable of connecting to mains water supplies. However, diversion works would need to be agreed where the layout of any subsequent development proposal may restrict access to the mains.</p> <p>Whilst part of the site benefits from foul water pumping, capacity in existing foul/storm water systems is limited and would require improvement. Bearing in mind the presence of the Lambrok Stream and its flood plain, storm water drainage systems would need to be improved to cater for 1 in 30 and 1 in 200 pluvial/flood events. A drainage strategy addressing surface/storm and foul water drainage would need to be agreed in consultation with the relevant water utilities company. A point of connection to the foul water system would need to be agreed with a gravity or pumped discharge arrangement.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Foul and storm water drainage systems within the site are limited and close to capacity. Network improvements would be necessary to prevent storm/sewer flooding. Surface water systems must be sealed as per sewers. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. However, conventional soakaways/infiltration systems may not work due to underlying soil/geological conditions. Appropriate stand-offs to the Lambrok Stream would need to be scoped and delivered through subsequent planning process. In more general terms, the land is prone to holding surface water after prolonged periods of rain. Development proposals would need to incorporate an appropriate drainage strategy in order to positively manage run-off at greenfield infiltration rates.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>Development of the site for housing would be unlikely to lead to a degradation of surface, ground and drinking water quality. However, any subsequent proposals would need to be supported by appropriate measures designed to protect and where possible enhance surface, ground and drinking water quality in line with agreed standards.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge</p>	<p>Not applicable, the site option does not fall within the Hampshire Avon or River Kennet catchments.</p>

<p>on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 3</p> <p>Development of the site for housing would be capable of connecting to existing water supply apparatus provided diversions and capacity arrangements are assessed and addressed at the detailed design stage. Whilst the site benefits from connection to a pumped foul water system, capacity improvements would likely to be required. Dialogue with the Environment Agency, Lead Local Flood Authority and relevant utility provider would be necessary in this respect. The flood plain of the Lambrook Stream bifurcates the site and would require appropriate stand-offs in order to address surface/storm water. Overall the site option is considered to have a minor adverse effect on this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA). That said, development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development would likely increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within a reasonable walking/cycling distance of local/town centre services and facilities and would therefore accessible. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: promoting smarter choices and sustainable transport measures. Other measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Bearing in mind the fact that the site borders residential, retail and industrial uses, mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan</p>

vibration through the layout, design and/or location of development?	policy and advice from relevant bodies.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing may lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ¹⁹⁹ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	Development of the site may lead to an increase in vehicular movements. Where necessary, air quality strategies would be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing would likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	

¹⁹⁹ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

Summary of SA Objective 4

The site comprises greenfield, agricultural land/informal open space. Therefore if developed for housing there would be a need to ensure that appropriate mitigation measures are designed and implemented to ensure construction and occupation phases do not lead to adverse impacts in relation to the air quality, noise, odour and light pollution. On balance, while air quality is likely to be affected in the short-term, mitigation is possible to prevent potentially significant effects; and there is no evidence that local biodiversity would be adversely affected. Overall the site option is considered to have a minor adverse effect on this objective.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions through the construction and occupation phases. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

Summary of SA objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon

<p>energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The majority of the site falls within Flood Zone 1. That being said, the Lambrok Stream effectively divides the site into two (at Southwick Court). The areal extent of Flood Zones 2 and 3 would therefore represent a significant constraint to housing development over part of the site. Moreover, there would be a need to incorporate standoffs/buffers to the Lambrok Stream which would likely reduce the overall developable site area. Bearing in mind the size of the site, any subsequent planning application would need to be supported by a Flood Risk Assessment.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>The site is largely underlain by clays and mudstones. As such, the potential to accommodate appropriate Sustainable Drainage Systems (SuDS) measures to manage surface water run-off from built form will need careful consideration as ground conditions may render conventional measures (such as soakaways) as being ineffective. However, if technically feasible, SuDS would need to be designed in such a manner as to allow long-term positive management of surface water.</p>
<p>4. Minimise the risk of flooding to people and property (new and existing)</p>	<p>The majority of the site is located within Flood Zone 1. The Lambrok Stream effectively divides the site into two. As such, the risk of flooding would need to be appropriately addressed through standoffs. Bearing in mind the size of the site, a Flood Risk</p>

development)?	Assessment (FRA) would be required in order to support any subsequent planning application. The land is also susceptible to surface water ponding. Again, this would need to be addressed through appropriate mitigation measures.
5. Protect and enhance the natural function of floodplains?	The areal extent of critical Flood Zones associated with the Lambrok Stream would necessitate appropriate standoffs to be designed into any subsequent planning application process.
Assessment outcome (on balance) -	
Summary of SA Objective 5b	
The development of this site would need to ensure that robust measures are employed to help address and adapt to the likely impacts of climate change. Whilst the majority of the site lies within Flood Zone 1, it would be important to ensure that drainage and flood risk issues are fully examined due to the inter-relationship between surface water/fluvial flows that contribute to the overall River Biss catchment. Due to the size of the site a FRA would be need to be undertaken in order to support any subsequent planning application. Further guidance on such matters can be found in Wiltshire Council's Ground Water Strategy and CIRIA Guidance Part E, Chapter 25. Overall the site option is considered to have a minor adverse effect on this objective.	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The Wiltshire and Swindon Historic Environment Record shows that a number of features have been plotted within the proposed development site which relate to a post-medieval water meadow system. Southwick Court Farm lies immediately south of the proposed development site and contains a number of important heritage assets - a medieval moated site with a medieval farmstead of which the farmhouse is a Grade II* Listed Building (national ref. 1194818) dating from 1567 to 1599. <u>The Historic Landscape Classification sensitivity is given as medium and described as surviving post medieval water meadows which remain legible into modernity. Water meadows are rare and can be locally significant contributors to character.</u>
2. Ensure appropriate archaeological assessment prior to development?	As the proposed development would affect a number of important heritage assets, a Heritage Impact Assessment should be undertaken in any subsequent planning application process relating to the condition and importance of the water meadows and any impacts on the setting assessment of the impact on Southwick Court. As the site impacts a Grade II* Listed Building Historic England should be consulted.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where	Not applicable.

appropriate?	
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The land does not form part of a designated Conservation Area. However, whilst the site lies on the edge of the town, development would introduce an urbanising effect into what is currently agricultural land. The land serves to separate Trowbridge from the village of Southwick. As such, development would potentially threaten the separate identity of Southwick and intrinsic quality of the countryside.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	Not applicable. Mitigation would clearly be required in order to protect the integrity of the Listed Buildings on site, but they are not currently listed as being at risk.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	Not applicable.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 6</p> <p>The site includes a number of features plotted on the Wiltshire and Swindon Historic Environment Record which relate to a post-Medieval water meadow system. Southwick Court lies immediately to the south of the site and contains number of important heritage assets including a Medieval moat and farmstead of which the farmhouse is Grade II* Listed. Bearing in mind the heritage value within/on edge of site, a detailed assessment of the heritage assets and their setting would be required to support any subsequent planning application. If development of the site were to proceed the heritage assets and their setting would need to be sensitively protected through appropriate stand-offs and screening.</p> <p><u>A detailed heritage assessment (building upon the high-level Heritage Impact Assessment prepared by the Council) Heritage would be required to support any subsequent planning application.</u></p> <p><u>The Historic Landscape Classification sensitivity is given as medium.</u></p> <p>Mitigation may be problematic and this site is considered to have a moderate adverse effect on this objective.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local	

distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>The Landscape Character of this site falls within the Rolling Clay Lowland (11C Trowbridge Rolling Clay Lowland) typology, according to the Wiltshire Landscape Character Assessment²⁰⁰.</p> <p>The site functions as a green infrastructure corridor. The fields are large and open in character and exhibit a strong relationship with the Lambrok Stream (and its floodplain)/Southwick Court (Grade II* Listed Farmstead). Mature hedgerows/Poplar trees provide a natural and logical boundary to the existing settlement edge of Trowbridge. In a wider sense, the site should be considered within the context of surrounding farmland and the Southwick Country Park which serve as buffer between the Town and village of Southwick. Development of the land would therefore alter the</p> <p>In terms of historic landscape character, the site of medium sensitivity to change. The land exhibits surviving and legible post-Medieval water meadow features. Such features are considered to be rare and are often significant contributors to local landscape character.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	The site already provides a relatively strong green infrastructure corridor with mature hedgerows/trees providing important habitat and linkages to the Southwick Country Park. Development of the site would need to respect these features and provide additional green infrastructure
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside	The land is currently greenfield and trafficked by walkers/dog walkers using the footpaths and fields for informal recreation. The site is immediately opposite the Southwick Country Park which already caters for significant numbers of people in providing extensive access to the countryside for informal recreation. Whilst development of the site would lead to an

²⁰⁰ Wiltshire Landscape Character Assessment (Land Use Consultants, December 2005)

for recreation?	urbanising effect on what is currently greenfield land, it would potentially help increase access to the Country Park and local footpaths.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ²⁰¹ ?	The site is not located within a designated landscape area (e.g. AONB).
5. Protect rights of way, open space and common land?	The development of the site would have the potential to protect and add to the existing rights of way network and open spaces.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	
Summary of SA Objective 7	
The site occupies two large, open agricultural fields associated with the Grade II* Listed Southwick Court; and separated by the Lambrok Stream. The Stream and its floodplain, along with mature hedgerows/trees help define a logical edge to the current built framework in landscape terms. Mitigation of landscape and visual impacts could be problematic. Overall the site option is considered to have a moderate adverse effect on this objective.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	

²⁰¹ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery capacity (approximately 280 dwellings), development of the site for housing would help to boost the supply of affordable homes at the town.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	The development of the site could deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	The development of the site would boost housing supply to meet local and HMA targeted needs. Mitigation measures identified elsewhere in this assessment may reduce the overall capacity however.
4. Have regard to the settlement hierarchy?	The development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	Development of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	At this stage, there is no indication that a Neighbourhood Development Plan will be prepared for the town. As such, the Housing Site Allocations DPD is the appropriate vehicle for addressing local housing requirements.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	The site is located on the edge of a principal settlement adjoining residential areas so the site would not create isolated housing in rural areas.
Assessment outcome (on balance) + + +	
Summary of SA Objective 8	
If developed, the site would have the potential to boost the supply of a range of homes in accordance with national and local planning policies. On balance it is considered that the site option would have a major positive effect in relation to this objective. However, such benefits must be balanced against the outcome of all other objectives.	

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	The development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to create spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence that this could not be achieved although details would have to be provided at detailed proposals stage.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas, for example. This may ultimately require a reduction of the developable area (for housing) and would need to be considered more holistically as part of a development proposal. The site is within 2000m of the local/town centre facilities Whilst this may discourage walking and cycling and a healthier lifestyle generally, the site has good links to bus routes, local employment sites and schools, all of which are within a reasonable walking and cycling distances.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	The Core Strategy requires development to respond to the changing needs of the local population including the needs of the elderly. The site would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Overall the development should also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The site is located on the edge of the town, but close to bus stops and routes to would be sustainably located with opportunities to access local health facilities. Local surgeries are known to have capacity issues and mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	This site falls within LSOA 037A which is amongst the 30% least deprived neighbourhoods in the country. In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home. Development of this site would likely positively contribute to the low levels of deprivation experienced in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of the town with adequate prospects of offering opportunity to access town/local services and facilities via walking/buses. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.

7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	The site lies on the southerly edge of then town. Access to schools (primary/secondary) in the local area would be accessible via cycling/walking routes. However, current capacity issues in local primary schools would need to be mitigated and this may not be achievable without additional schools being built. Equally, development of approximately 280 dwellings would put significant pressure on local secondary schools.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 9</p> <p>Whilst the site lies on the edge of the town boundary and within reasonable walking/cycling distance of local/town centre services/facilities, issues regarding capacity in primary/secondary schools would prove difficult to mitigate successfully. Overall the site option is considered to have a moderate adverse effect on this objective.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Wherever practicable, development of the site would need to protect and improve existing Public Rights of Way (PRoW) that cross the site. In addition, provide opportunities to improve cycling and walking routes to local services/facilities/employment including connecting to existing footpath networks
2. Ensure new development incorporates facilities and infrastructure for cyclists?	The site would have the potential to create links to existing cycling routes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located on the edge of the built framework. There is a bus stop within 400m north of the site by Whiterow Park (Frome Road) which covers at least one AM/PM peak journey (0700-0900 & 1600-1800) and one inter-peak journey (service x34). There are a range of essential services/facilities within 800 m from the site (Convenience store on Manor Road, Convenience Store / Post office on College Road. In addition, the site is within walking distance of Wiltshire College, Studley Green Primary School & Grove Primary School. The site is approximately 1,900m from the rail station and hence over the

	1km walking distance threshold, but under the 3km cycling threshold.
Assessment outcome (on balance) -	
Summary of SA Objective 10	
The site is situated on edge of the current built framework, with good prospects for connecting to local/town centre services and facilities via sustainable transport. However, development of the site would likely lead to a marginal increase in pressure on local highway routes Overall the site option is considered to have a minor adverse effect on this objective.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of local retail, leisure and employment opportunities at the town.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the town. As such, development would not directly support the rural economy.
Assessment outcome (on balance) + +	
Summary of SA Objective 11	
The site is situated on the southern/south-westerly edge of the town. Development of the site for housing would relate reasonably well with the current built framework of the town. Moreover, access to a range of local services, facilities and employment opportunities would be practicable via walking, cycling and buses. As such, an increase in population would potentially help support the local economy, particularly when considered in the light of other planned growth sites across the town. Effects considered likely to be moderate against this objective.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	

1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas through the addition and potential diversification of the local workforce at Trowbridge.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would have the potential to support the settlement hierarchy by directing additional growth to Trowbridge.
Assessment outcome (on balance) +	
<p>Summary of SA Objective 12</p> <p>The development of the site would have the effect of increasing the local population. Those of working age would be able to access local employment areas. Overall the site option is considered to have a minor positive effect on this objective.</p>	

A.10. Warminster Community Area Remainder

Warminster Community Area Remainder - Stage 3 Site Assessment Tables

Sites considered in this Area of Search

Site 316 - Barters Farm, Chapmanslade	Site 612 - Chitterne Road, Codford
Site 3203 - Land at North West Chapmanslade	Site 3491 - Mayflower Farm, Codford
Site 1022 - Green Farm Industrial Estate and adjacent land, Chapmanslade	Site 3397 - Bury Farmyard, Green Lane, Codford
Site 3486 - Heytesbury Park, Heytesbury	Site 3506 - Manor House Grounds, Codford
<u>Site OM004 - Land west of Heytesbury adjacent to Greenlands, Heytesbury</u>	

Sites being taken forward by Wiltshire Council from this stage to Stage 4

Site 316 - Barters Farm, Chapmanslade	Site 3203 – Land at North West Chapmanslade
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Chapmanslade

Site 316 - Barters Farm, Chapmanslade

Site context

Site size: 1.35ha. Site capacity: approximately 32 dwellings

The site is part of the Barters Farm nursery site which is flat. It currently comprises of modern barn structures and poly-tunnel with access lanes between them. The boundaries are a mixture of fencing and mature trees/hedgerows. There are telegraph pole lines across the site. The site is accessed through Cleyhill Gardens, a

residential road.	
SA Objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The site is recognised as previously developed land and therefore may have already had some limited adverse effects regarding fragmentation of existing habitats. There is potential for bat roosts within existing buildings. The site is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of further habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SNAs, AONBs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. Any development of this site should give consideration to retaining and enhancing existing hedgerows (UK BAP Priority Habitat), where possible, and trees on the site boundary, which would be beneficial to wildlife. Some of the fields surrounding the site form part of the Nursery. There is potential for these to provide further opportunity for biodiversity enhancement. There are existing records of bats within the locality, therefore there is potential for bat roosts within the existing buildings. The site is within the core buffer area of the Bath and Bradford-on-Avon Bats SAC (greater horseshoe bats) therefore ecological assessments will be required to provide sufficient information linked to the Bats SAC. The site, especially its field margins are good for Great Crested Newts, badgers, nesting birds, reptiles (records of grass snake nearby), etc. The pond has potential for Great Crested Newts. Hedgerows form secondary wildlife corridors which contribute to connectivity in the wider landscape.
3. Result in greater community engagement with biodiversity?	Given the size of the site it could be possible that development of this site could lead to greater community engagement with biodiversity through provision of open space and access to the open countryside beyond.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors. There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows and trees along the boundaries of the site where possible. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of public open space which may give opportunities for biodiversity enhancement.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.

6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows). There is potential for bat roosts within existing buildings. Ecological assessment would need to be undertaken.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	The site is within the core buffer area of the Bath and Bradford-on-Avon Bats SAC (greater horseshoe bats) therefore ecological assessments will be required to provide sufficient information linked to the Bats SAC.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 1</p> <p>The site is considered previously developed land. There are several existing buildings, areas of scrub, trees and hedgerows within the site parameters. The site is within the core buffer area of the Bath and Bradford-on-Avon Bats SAC. There are records of bats and grass snake within the locality and the site and its surroundings has the potential to provide suitable habitat to a number of other species, Great Crested Newts, badgers, reptiles, nesting birds, etc. Ecological assessment and further details on the proposals will be required to accurately assess likely impacts. There is potential to create or enhance habitats. Development of this site should give consideration to retaining and enhancing existing hedgerows (UK BAP Priority Habitat) and trees on the site boundary where possible. Hedgerows form secondary wildlife corridor which contribute to connectivity in the wider landscape. The evidence base indicates there are few ecological issues in relation to this site. Overall it is considered that development would have a minor effect against SA Objective 1.</p>	

SA Objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the large village of Chapmanslade which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and there is a bus stop present within the village providing connectivity to Westbury, Warminster and Frome and the wider public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Westbury, Warminster or Frome for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a previously developed land site, the re-use of which would be maximum.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on previously developed land. The site should be screened for contaminated land potential and any necessary mitigation measures identified.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	The site is located on Grade 1 and 2 agricultural land. Given the use of the site as a nursery it is likely that the agricultural grade is not significantly affected by the use other than the land which comprises buildings/hardstanding. Therefore, development of the site would potentially involve the loss of BMV land. Notwithstanding this, given the scale of development and location such a loss of best and most versatile agricultural land would be minor to negligible.

7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site is located on previously developed land. The loss of BMV land would be minor to negligible. The site should be screened for contaminated land potential and any necessary mitigation measures identified. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	
<p>SA Objective 3. Use and manage water resources in a sustainable manner</p>	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<p>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change.</p> <p>The site falls within the catchment area supplied by Wessex Water. There is limited capacity for foul drainage discharge. Discharge of storm/surface water into the foul drainage system would not be appropriate as the sewer is 500m from the site. This will require further investigation to ensure a satisfactory conclusion.</p> <p>A Sustainable Drainage System (SuDs) scheme would be permissible only if groundwater levels allow; and infiltration rates are of an acceptable level. Monitoring will be required in accordance with the Council's Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a suitable storm water disposal system which may have an impact on the size and area of development. The design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk.</p> <p>There is adequate capacity to supply the site with water.</p>
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewerage infrastructure to cope with demand however further investigation is required

	in order to fully determine this. Where the pressure exerted by new housing development could lead to capacity issues, particularly in relation to foul drainage and surface water drainage, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site storm/surface water and foul water drainage. Chapmanslade has no public storm sewers. Storm/surface water could not be discharged into the foul drainage system. Permeability testing (to BRE Digest 365) will be required to establish viability. Discharge into nearby ditch/watercourse will require an application for land drainage consent. A SuDS scheme would be permissible only if groundwater and filtration is of an acceptable level.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site does not lie within a Groundwater Source Protection Zone. As such the risk of development contaminating potable water resources is considered to be negligible.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
Summary of SA Objective 3	
Residential development on this site would result in an increase in demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction throughout the local catchment area need to be assessed further through the selection process and in the	

determination of any planning application. Further capacity assessment is needed in respect of foul drainage and in particular storm water and surface water drainage. These matters should not preclude the development of the site but need further investigation.

A SuDs scheme would be permissible only if groundwater and filtration is of an acceptable level.

The site does not lie within a Groundwater Source Protection Zone.

Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.

SA Objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Chapmanslade does not have any specific air quality issues.</p> <p>No significant effects on air quality are foreseen with development at this location but minor effects are likely. Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic).</p> <p>Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site is within walking distance of village services which could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy and is unlikely to adversely affect any AQM elsewhere within the county. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. A road traffic noise assessment would be required. The site does not fall within or in close proximity to any other likely significant</p>

	sources of environmental pollution (air, noise, odour and light).
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMA ²⁰² ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	

²⁰² Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

Summary of SA Objective 4

The site is in a central location to the village of Chapmanslade and is within an accessible location to the services offered at the village level. Development of the site would increase commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council’s Air Quality Strategy. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs.

The site does not fall within a designated AQMA and does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour, light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures would need to be developed in accordance with national and local plan policy.

Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.

SA Objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in ‘Delivering strategic objective 2: to address climate change’ and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

Summary of SA objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Effects are considered likely to be minor adverse against this objective.

SA Objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is wholly located within Flood Zone 1. The layout design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable</p>	<p>A SuDs scheme would only be permissible if groundwater levels allow; and infiltration rates are of an acceptable level. Drainage solutions might affect the developable area of the site.</p> <p>Storm/surface water disposal also needs to be considered as part of any surface water strategy. Further guidance can be</p>

Drainage Systems?	found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. Storm/surface water disposal also needs to be considered as part of any surface water strategy. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
Summary of SA Objective 5b	
<p>The site is located within Flood Zone 1 and risk of flooding created by impermeable surfaces on the site due to residential development may have the potential to be addressed through mitigation measures to ensure the surface runoff from the site is not increased.</p> <p>The development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses, however a Flood Risk Assessment will be required as the site is over 1ha. A SuDs scheme would be permissible only if groundwater and filtration is of an acceptable level. Storm/surface water drainage is identified as potentially problematic and could potentially result in localised surface water flooding and potential to increase flood risk elsewhere and contribute to surface water runoff of pollution and therefore pollution prevention measures will be required.</p> <p>Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.</p>	
SA Objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site adjoins the curtilage of one grade II listed building and is between approximately 25 - 38m of three other listed buildings. Development of the site may affect the setting of these heritage assets and their significance, however given that the adjoining curtilage is some way from the house and location of vegetation and buildings located between all four listed buildings it is unlikely that any impact would be significant. Development would be subject to a more detailed Heritage Impact Assessment which may result in a reduction to the extent and density of development. Adverse effects are unlikely but in the event they arise, they would seem capable of mitigation. There is no Conservation Area within Chapmanslade and no Scheduled Monuments within close proximity to the site.
2. Ensure appropriate archaeological	The archaeological potential of the site has been evaluated as medium so further archaeological assessment to support development of the site is required. The historic landscape of the site has been evaluated as low sensitivity. The site is

assessment prior to development?	made up of a modern garden centre built over post medieval and medieval fields, however little of the previous character remains legible.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site contains no existing historical buildings and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	There is no Conservation Area within Chapmanslade. Development would be capable of maintaining and enhancing the character and distinctiveness of Chapmanslade, whether it be through a reduced scale of development, design of dwellings and high quality materials if a Heritage Impact Assessment considers them to be necessary.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no 'at risk' heritage assets on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
Summary of SA Objective 6	
<p>The site is located within close proximity to several grade II listed buildings. Subject to a detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are unlikely but in the event any arise, they would seem capable of mitigation. There is no Conservation Area within the village and no Scheduled Monuments within close proximity to the site. An archaeological assessment would be required to determine the archaeological potential of the site. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	
SA Objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	

Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The Landscape Character of this site falls within the Greensand Hills/Greensand Terrace typology. It is of strong character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as to conserve. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Chapmanslade, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees to shield the development contained within. There are hedgerows present on site which could be extended for further screening given the location of the site on the rural fringe. There are sensitive visual receptors (houses) in the vicinity of the site and part of site is brownfield/ nurseley. Intervisibility is considered to be low. It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks (PRoW CHAP14) passes alongside the northern boundary of the site) and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspace and the wider countryside for recreation.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs?	The site lies outside of the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. PRoW CHAP14 passes alongside the northern boundary of the site. This may require diversion, which may add to travel times and will alter the amenity value of the path. Assuming this right of way remains open during construction and operation, no adverse effects are likely.

6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 7</p> <p>The site is on the rural fringe of Chapmanslade and is used as a nursery comprising fields and buildings. There are no landscape designations in this area. Views into the site from a number of locations from residential properties and open countryside to the north. The level of effect would depend on the design of the development and employment of appropriate mitigation. It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. Public Footpath CHAP14 passes along the northern boundary of the site. Assuming this right of way remains open during construction and operation, no adverse effects are likely. The site is of a size which could deliver areas of public open space or green infrastructure within the site. Overall it is considered that the effects on this objective would be minor adverse.</p>	
<p>SA Objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in the towns to accommodate employment	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.

expansion?	
6. Consider the emerging Neighbourhood Plans?	There is no known emerging Neighbourhood Plan.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) + + +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for approximately 32 residential units (though this may be reduced through the mitigation set out in this assessment). Development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units. Overall it is considered that allocation of this site is likely to have major benefits in terms of meeting the aim of SA Objective 8.	
SA Objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children's play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will	There is no doctor's surgery within Chapmanslade village. Chapmanslade is within the catchment of White Horse Surgery,

<p>be accessible to health facilities, and that they are able to cope with the additional demand?</p>	<p>Westbury, located approximately 3 miles away and Avenue Surgery, Warminster, located approximately 4.5 miles from the village. The site is also within the outer boundary of the catchment of the Smallbrook Surgery, Warminster, located approximately 4.5 miles from the site. All town surgeries currently have capacity issues and would require mitigation to meet additional patient demand. Chapmanslade is also close to the Frome border and therefore residents could use facilities outside Wiltshire.</p>
<p>5. Maximise opportunities within the most deprived areas?</p>	<p>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Chapmanslade area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire’s most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 0047A LSOA, which is amongst the 50% least deprived neighbourhoods in the country²⁰³. Development of this site is likely to contribute to improving poverty and deprivation in this area.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by a bus route providing connectivity to Warminster, Westbury and Frome and the wider the public transport network. Given the limited services within Chapmanslade it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</p>
<p>7. Support the development of community campuses?</p>	<p>Development of community campuses is directed to the town level and therefore this is not appropriate for this site.</p>

²⁰³ English indices of deprivation (DCLG, 2015)

<p>8. Is the site accessible to local schools and is there capacity to cope with additional demand generated from the site?</p>	<p>The site falls in the Chapmanslade Church of England Primary School and Matravers Secondary School catchment area.</p> <p>The Primary School is already full in 4 out of 7 year groups and is forecast to remain nearly at capacity but could accommodate limited growth. The school site is already undersized and any further expansion is unlikely to be possible. Therefore, only a very small housing site would be appropriate (maximum 15 dwellings). Matravers currently has some surplus places but these are expected to fill over the next few years as housing already approved is built plus larger cohorts will begin to feed through from the primary schools. The school could be expanded when necessary.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 9</p> <p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The site is within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. There may be some adverse effects due to the increase in population numbers and may result in some additional pressure on local facilities such as schools and doctor's surgeries. In regard to SA Objective 9 the effects are judged to be minor adverse. Overall it is considered that there would be a minor negative effect against this objective.</p>	
<p>SA Objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p>Public Footpath CHAP14 passes alongside the northern boundary of the site. There is scope to extend footpath provision within the site and to connect to the existing PRow network. There is a footway along the eastern side of Cleyhill Gardens which extends to a footway along the High Street (A3098). This footway either extends along the northern or southern side of the main road. A crossing may be required if traffic levels/movements require. There is potential to increase opportunities for increasing walking accessibility to facilities. There is potential opportunity for cycling provision but the A3098 less so for any considerable distance.</p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p>Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.</p>
<p>3. Improve the jobs/homes balance, to reduce out-commuting?</p>	<p>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</p>
<p>4. Promote developments in</p>	<p>The site is well located in terms of access to the primary school, public house, village hall and church. The village is serviced</p>

accessible locations that reduce the need to travel and reliance on the private car?	by a bus route with a bus stop (The Green) some 290m distance which offers a direct service to Westbury, Warminster and Frome. The nearest train station (Dilton Marsh) is beyond walking /cycling distance. However, given the limited services within Chapmanslade it is however likely that residents would be reliant on the use of a private vehicle.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 10</p> <p>The site is located in the east of the large village of Chapmanslade. The site is closely related to the village and is within walking distance of the services and facilities, all of which are accessible by footway. A pedestrian crossing might be required if evidence suggests this is necessary as a result of this development. There is currently no crossing in the village. The types of facilities found in higher order settlements such as Westbury, Warminster and Frome mean that overall residents are still likely to rely upon use of the private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village. Overall it is considered that development of the site would have minor effects against this objective.</p>	
<p>SA Objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant in this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) + +	
<p>Summary of SA Objective 11</p> <p>Whilst the site is part of the Barbers Farm nursery site it is understood that development of this part of the site would not affect the commercial business of the nursery.</p> <p>Development will increase local population resulting in a contribution towards the local rural economy through use of local services and facilities and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term (and potential use of local services such as the pub), and will help stimulate the local economy once built by providing an increase in workforce in the medium-long term for local employers. It is expected that development in this location would support the viability of local services, facilities and businesses of Chapmanslade village. Overall it is considered that it is likely that there would be no adverse effect and whilst there are no known specific regeneration benefits of the site for housing development, the allocation of</p>	

this site would be likely to have moderate benefits for the local economy and meet the aim of SA Objective 11.

SA Objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	The site is currently used as part of the Barters Farm nursery site however it is understood that development of this part of the site would not affect the commercial business of the nursery. The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However, in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.

Assessment outcome (on balance) +

Summary of SA Objective 12

The site is used as part of the Barters Farm nursery site; however, it is understood that development of this part of the site would not affect the commercial business of the nursery. The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on SA Objective 12.

Site 1022 – Green Farm Industrial Estate and adjacent land, Chapmanslade

Site context

Site size: 0.31ha Site capacity: approximately 8 dwellings

The site is in the centre of the village on the south side of the main road through the village. It is made up of approximately 6 small units with small business units. To the south is open countryside with views over the valley towards Cley Hill, with residential housing to the east and grazing field to the west. Access is off the main road through the village. There is a telegraph pole on the edge of the site in the west.

SA Objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The site is recognised as previously developed land and therefore may have already had some limited adverse effects regarding fragmentation of existing habitats. The site is currently in employment use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of further habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area. Any development of this site should give consideration to retaining and enhancing existing hedgerows (UK BAP Priority Habitat), where possible, which would be beneficial to wildlife. There are existing records of bats within the locality (Pipistrelle and Brown long-eared bats), therefore there is potential for bat roosts within the existing buildings. The site is within the core buffer area of the Bath and Bradford-on-Avon Bats SAC; therefore, ecological assessments will be required to provide sufficient information linked to the Bats SAC. Hedgerows form secondary wildlife corridors which contribute to connectivity in the wider landscape.
3. Result in greater community engagement with biodiversity?	Given the size of the site it could be possible that development of this site could lead to greater community engagement with biodiversity through provision of open space and access to the open countryside beyond.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors. There are no river corridors within or adjacent to this site. Protection should be given to hedgerows along the boundaries of the site where possible. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of public open space this may give opportunities for biodiversity enhancement.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows/bats). Potential for bat roosts within existing buildings. There would need to be

habitats/ species?	ecological assessments undertaken for bats in support of any planning application.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	The site is within the core buffer area of the Bath and Bradford-on-Avon Bats SAC; therefore, ecological assessment will be required to provide sufficient information linked to the Bats SAC.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) -	
Summary of SA Objective 1	
<p>The site is considered previously developed land. There are several existing buildings and hedgerows within the site perimeters. The site is within the core buffer area of the Bath and Bradford-on-Avon Bats SAC and there are records of bats within the locality. An ecological assessment and further details on the proposals will be required to accurately assess likely impacts. There is potential to create or enhance habitats. Development of this site should give consideration to retaining and enhancing existing hedgerows (UK BAP Priority Habitat) on the site boundary, where possible. Hedgerows form secondary wildlife corridor which contribute to connectivity in the wider landscape. The evidence base indicates there are few ecological issues in relation to this site. Overall it is considered that development of the site would have minor effects against SA Objective 1.</p>	

SA Objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the large village of Chapmanslade which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and there is a bus stop present within the village providing connectivity to Westbury, Warminster and Frome and the wider public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Westbury, Warminster or Frome for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a previously developed land site and there is potential for maximising the reuse of previously developed land. However, re-development of the site for housing would result in the loss of the small business park.
3. Encourage remediation of contaminated land?	Given the existing buildings and use of the site, it is considered possible that some of the land might be contaminated, in which case remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	The site contains commercial premises and would not, therefore, involve the loss of BMV land.

<p>7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?</p>	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 2</p> <p>The site is located on previously developed land. There would be no loss of BMV land. Given the existing buildings and use of the site, it is considered possible that some of the land might be contaminated, in which case remediation measures would be required in order to facilitate development of the land for housing. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall it is considered that re-development of the site for housing would have a minor adverse effect against SA Objective 2.</p>	
<p>SA Objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change.</p> <p>The site falls within the catchment area supplied by Wessex Water.</p> <p>The site lies within a 1 in 30 flood risk area and surface water flooding would be highly likely. Suitable drainage systems for storm/surface water disposal need to be investigated.</p> <p>Foul drainage connections are possible to the existing sewer system in the High Street. There are is no public surface water system at this location and surface water connections will not be permitted to the foul water system.</p> <p>Further investigation will need to be made on storm/surface water flood risk and mitigation works will need to be detailed to reflect the likely risk of flooding. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Development of the site could not proceed without satisfactory surface water outfall to land drainage or soakaway.</p> <p>There is adequate capacity to supply the site with water, however the potential impacts of increased water abstraction need to be assessed further. Consideration should be given to incorporating water saving measures and appropriate pollution</p>

	prevention and control into the design and layout of any new development.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand however further investigation is required in order to fully determine this. Where the pressure exerted by new housing development could lead to capacity issues, particularly in relation to foul drainage and surface water drainage, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Chapmanslade has no public storm sewers. Storm/surface water could not be discharged into the foul drainage system. Storm/surface water drainage attenuation measures, including the monitoring of groundwater levels (in accordance with the Council's Groundwater Strategy and CIRIA guidance, part E, chapter 25) would need to be addressed as part of any planning process and may have an impact on the net developable area. A SuDs scheme would be permissible only if groundwater and filtration is of an acceptable level.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site is within Groundwater Source Protection Zone 2C and hence the likelihood of pollution of water resources from storm water run-off would need to be addressed. There is potential to mitigate any impacts through pollution prevention measures in consultation with the Environment Agency.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.

Assessment outcome (on balance) - -

Summary of SA Objective 3

Residential development on this site would result in a limited increase in demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction need to be assessed further in the determination of any planning application. Foul drainage connections are possible to the existing sewer system in the High Street. Storm/surface water could not be discharged into the foul drainage system and could result in potential flooding issues. Further investigation is required. However, provided suitable drainage attenuation measures are used these matters should not preclude the development of the site.

A SuDs scheme would be permissible only if groundwater and filtration is of an acceptable level.

The site is located within Groundwater Source Protection Zone 2C and therefore there is potential for surface water pollution caused by run-off. However, there is the potential to introduce pollution prevention measures in consultation with the Environment Agency and the Council’s drainage team.

Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.

SA Objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

1. Maintain and improve local air quality?

The site is not located within an Air Quality Management Area (AQMA) and currently Chapmanslade does not have any specific air quality issues.

No significant effects on air quality are foreseen with development at this location but minor effects are likely. Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic).

Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site is within walking distance of village services which could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council’s Air Quality Strategy and is unlikely to adversely affect any AQM elsewhere within the county. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing.

Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future

	occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. A road traffic noise assessment would be required. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ²⁰⁴ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as

²⁰⁴ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

need to travel by private car?	good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p>The site is in a central location to the village of Chapmanslade and is within an accessible location to the services offered at the village level. Development of the site would increase commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs.</p> <p>The site does not fall within a designated AQMA and does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour, light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures would need to be developed in accordance with national and local plan policy.</p> <p>Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	
<p>SA Objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.

3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 5a</p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	
<p>SA Objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is wholly located within Flood Zone 1. However, the site lies within a 1 in 30 flood risk area and surface water flooding would be highly likely.</p> <p>As such, the development of the site would need to ensure that storm/surface water run-off would not contribute to potential flood risk. Storm/surface water discharge is an issue and requires further investigation. Monitoring will be required in accordance with the Council's Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a suitable storm water disposal system which may have an impact on the size and area of development. The design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk.</p> <p>The layout design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p> <p>Further investigation will need to refer to EA on abstraction licences. Further guidance can be found in the Wiltshire Council's</p>

	Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	<p>A SuDs scheme would be permissible only if groundwater and filtration is of an acceptable level. Drainage solutions might affect the developable area of the site.</p> <p>Storm/surface water disposal also needs to be considered as part of any surface water strategy especially given localised flooding on the A30. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25.</p>
4. Minimise the risk of flooding to people and property (new and existing development)?	<p>The site is located within Flood Zone 1. However, the site lies within a 1 in 30 flood risk area and surface water flooding would be highly likely.</p> <p>Development of the site would need to ensure that storm/surface water run-off would not contribute to potential flood risk to people and property within the area. Storm/surface water discharge is an issue and requires further investigation.</p>
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	

Summary of SA Objective 5b

The site is located within Flood Zone 1 and risk of flooding created by impermeable surfaces on the site due to residential development may have the potential to be addressed through mitigation measures to ensure the surface runoff from the site is not increased.

The site lies within a 1 in 30 flood risk area and surface water flooding would be highly likely. Storm/surface water discharge would be problematic and requires further investigation and suitable mitigation. Development of the site would need to ensure that storm/surface water run-off would not contribute to potential flood risk. Monitoring will be required in accordance with the Council's Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a suitable storm water disposal system which may have an impact on the size and area of development. The design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk.

On the balance of available evidence, it is considered that there are moderate adverse effects against this objective.

SA Objective 6. Protect, maintain and enhance the historic environment

Decision Aiding Questions. Will the development site...

1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	There are several grade II listed buildings located to the east of the site, the nearest being approximately 130m (82-86 High Street). The site is separated from these heritage assets by existing development and vegetation and it considered unlikely that development on the site would have a significant negative impact given these issues and the distances involved. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are unlikely given the existing industrial uses on the site, but in the event they arise, they would seem capable of mitigation. There is no Conservation Area within Chapmanslade and no Scheduled Monuments within close proximity to the site.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as medium so further archaeological assessments to support development of the site are required. The historic landscape of the site has been evaluated as low sensitivity. The site is made up of modern industrial units built on post medieval fields which themselves were created on the old village. Little of the historic landscape character remains legible.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site contains no historical buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into	There is no Conservation Area within Chapmanslade. Development would be capable of maintaining and enhancing the character and distinctiveness of Chapmanslade, whether it be through a reduced scale of development, design of dwellings and high quality materials if a Heritage Impact Assessment considers them to be necessary.

account the management objectives of Conservation Areas?	
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no heritage assets at risk within the site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
Summary of SA Objective 6	
<p>The site is located within close proximity to several grade II listed buildings, the setting of which compromises an existing industrial estate. Subject to a Historic Impact Assessment this may reduce the extent and/or density of development. If adverse effects do arise, mitigation would appear achievable. There is no Conservation Area within the village and no Scheduled Monuments within close proximity to the site. An archaeological assessment would be required to determine the archaeological potential of the site. Overall it is considered that development would have minor effects against SA Objective 6.</p>	
SA Objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The Landscape Character of this site falls within the Greensand Hills typology. It is of strong character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as to conserve. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Chapmanslade, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees to shield the development contained within. There are hedgerows present on site which could be extended for further screening given the location of the site on the rural fringe. There are sensitive visual receptors (houses) in the vicinity of the site and there are existing small industrial units present. Intervisibility is considered to be low. It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies and would be no more harmful than the small industrial units currently occupying the

	site, especially given the existing use of the site as a small business park has already set a precedent for development on the site.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks (PRoW CHAP8 passes through the site) and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspace and the wider countryside for recreation, however this would be limited given the size of the site.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ²⁰⁵ ?	The site lies outside of the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. PRoW CHAP8 passes through the site. This may require diversion, which may add to travel times and will alter the amenity value of the path. Assuming this right of way remains open during construction and operation, no adverse effects are likely.

²⁰⁵ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 7</p> <p>The site is on the rural fringe of Chapmanslade and is currently used as commercial premises comprising several small industrial units. There are no landscape designations in this area. Views into the site from a number of locations from residential properties and open countryside to the south. The level of effect would depend on the design of the development and employment of appropriate mitigation. It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. Public Footpath CHAP8 passes through the site. Assuming this right of way remains open during construction and operation, no adverse effects are likely. The site is of a size which could deliver areas of public open space or green infrastructure within the site. Overall it is considered that development would have minor effects against SA Objective 7.</p>	
<p>SA Objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver an affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.

expansion?	
76. Consider the emerging Neighbourhood Plans?	There is no known emerging Neighbourhood Plan.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for up to approximately 8 residential units (though this may be reduced through the mitigation set out in this assessment). Development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units. Overall it is considered that allocation of this site would have a minor positive effect on SA Objective 8.	
SA Objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will	There is no doctor’s surgery within Chapmanslade village. Chapmanslade is within the contractual boundaries of White Horse

<p>be accessible to health facilities, and that they are able to cope with the additional demand?</p>	<p>Surgery, Westbury, located approximately 3 miles away and Avenue Surgery, Warminster, located approximately 4.5 miles from the village. The site is also within the outer boundary of the catchment of the Smallbrook Surgery, Warminster, located approximately 4.5 miles from the site. All town surgeries currently have capacity issues and would require mitigation to meet additional patient demand. Chapmanslade is also close to the Frome border and therefore residents could use facilities outside Wiltshire.</p>
<p>5. Maximise opportunities within the most deprived areas?</p>	<p>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Chapmanslade area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 0047A LSOA, which is amongst the 50% least deprived neighbourhoods in the country²⁰⁶. Development of this site is likely to contribute to improving poverty and deprivation in this area.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by a bus route providing connectivity to Warminster, Westbury and Frome and the wider public transport network. Given the limited services within Chapmanslade it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</p>
<p>7. Support the development of community campuses?</p>	<p>Development of community campuses is directed to the town level and therefore this is not appropriate for this site.</p>

²⁰⁶ English indices of deprivation (DCLG, 2015)

<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?</p>	<p>The site falls in the Chapmanslade Church of England Primary School and Matravers Secondary School catchment area.</p> <p>The Primary School is already full in 4 out of 7 year groups and is forecast to remain nearly at capacity but could accommodate limited growth. The school site is already undersized and any further expansion is unlikely to be possible. Therefore, only a very small housing site would be appropriate (maximum 15 dwellings). Matravers currently has some surplus places but these are expected to fill over the next few years as housing already approved is built plus larger cohorts will begin to feed through from the primary schools. The school could be expanded when necessary.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 9</p> <p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The site is within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. There may be some adverse effects due to the increase in population numbers and may result in some additional pressure on local facilities such as schools and doctor's surgeries. The effects are considered to be minor adverse against this objective.</p>	
<p>SA Objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p>Public Footpath CHAP8 passes through the site. There is scope to extend footpath provision within the site and to connect to the existing PRow network. There is a footway along the road, however there is no road crossing. A crossing may be required if traffic levels/movements require. Opportunities for increasing walking accessibility to facilities are therefore limited. There is potential opportunity for cycling provision but the A3098 less so for any considerable distance.</p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p>Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.</p>
<p>3. Improve the jobs/homes balance, to reduce out-commuting?</p>	<p>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</p>
<p>4. Promote developments in accessible locations that reduce the need to travel and reliance on the</p>	<p>The site is well located in terms of pedestrian access to the primary school, public house, village hall and church. The village is serviced by a bus route with a bus stop (The Green) some 290m distance which offers a direct service to Westbury, Warminster and Frome. The nearest train station (Dilton Marsh) is beyond walking /cycling distance. However, given the</p>

private car?	limited services within Chapmanslade it is however likely that residents would be reliant on the use of a private vehicle.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 10</p> <p>The site is located to the south of the large village of Chapmanslade. There is an existing vehicular access off the A3098. The site is closely related to the village and is within walking distance of the services and facilities, all of which are accessible by footway. However, there is no road crossing in the village. Should evidence suggest this development would be required to facilitate this development this would be unlikely to be problematic. The types of facilities found in higher order settlements such as Westbury, Warminster and Frome mean that overall residents are still likely to rely upon use of private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	
<p>SA Objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant in this location.
2. Support the rural economy?	The site is located close to the centre of the village and is currently used as a small industrial estate comprising of small industrial units. Development of the site for housing would result in the loss of this employment land, contrary to the aims and objectives of Wiltshire Core Strategy.
Assessment outcome (on balance) - - -	
<p>Summary of SA Objective 11</p> <p>The site is located on an active small industrial estate. Development of the site for housing would result in the loss of some employment / economy from the village, thus failing to support the local rural economy. The loss of employment land is contrary to Wiltshire Core Strategy. Overall it is considered that it is likely that there would be a major adverse effect should this site be considered further for housing development. Development of the site for housing would fail to meet the aim of SA Objective 11.</p>	
<p>SA Objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses</p>	

and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	The site is located close to the centre of the village and is currently used as a small industrial estate comprising of small industrial units. Development of the site for housing would result in the loss of this employment land which would fail to support the vitality and viability of existing employment within the village and wider community area contrary to the aims and objectives of Wiltshire Core Strategy.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
Assessment outcome (on balance) - - -	
Summary of SA Objective 12	
The site is currently used for employment use. Development of the site for housing would result in the loss of existing employment, thus failing to support the vitality and viability of existing employment within the village and wider community area. Although a housing site allocation in itself will generate direct and indirect construction employment in the short term and would help stimulate the local economy once built, in this instance development of the site for housing would result in the loss of employment opportunities within the village and loss of employment land, contrary to the requirements of Wiltshire Core Strategy. Overall it is considered that it is likely that there would be major adverse effect on employment opportunities and local businesses. Development of the site for housing would fail to meet the aim of SA Objective 12.	

Site 3203 - Land at North West, Chapmanslade

Site context
Site size: 1.78ha Site capacity: approximately 26 dwellings
The site is greenfield with steep undulating slopes down towards the wood. There are two PRoW crossing the site. Access is off the main artery road (A3098) through the village.
SA Objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The site is a steeply sloping agricultural field which directly adjoins a designated Black Dog Wood Country Wildlife Site (ancient woodland). There is potential for development of the site to have a significant adverse impact on the adjoining County Wildlife Site, potentially resulting in net loss in biodiversity through habitat fragmentation. Any development would need to suitably mitigate any adverse impact on the ancient woodland and this would likely result in a subsequent reduction in capacity.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The development of the site for housing would likely to lead to adverse impacts on a designated County Wildlife Site and non-designated biodiversity interests within the local area. Any development of this site should give consideration to protect the adjoining ancient woodland through suitable mitigation measures, whilst also retaining and enhancing existing hedgerows (UK BAP Priority Habitat), where possible, and trees both within the site and on the site boundary, all of which would be beneficial to wildlife. The site is located just outside the consultation zone for the Bath and Bradford-on-Avon Bats SAC, therefore ecological assessments will be required to provide sufficient information linked to the Bats SAC. Bat roosts (brown long eared and serotine) have been recorded within the immediate locality and there is potential for bats roosts in trees and nearby residential properties. Records of pearl bordered fritillary also exist. Hedgerows form secondary wildlife corridors which contribute to connectivity in the wider landscape. Ecological assessment is required to inform mitigation measures, identify protected species and identify the grassland habitat.
3. Result in greater community engagement with biodiversity?	Given the size of the site it could be possible that development of this site could lead to greater community engagement with biodiversity through provision of open space and access to the open countryside beyond.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors. There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows and trees along the boundaries of the site where possible. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of public open space this may give opportunities for biodiversity enhancement.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/ species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows). Potential for bat roosts within existing buildings. There would need to be ecological assessments undertaken for bats, fritillary, etc.

7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement.
8. Maintain the existing extent of ancient woodland sites?	The site is a steeply sloping agricultural field which directly adjoins a designated Black Dog Wood Country Wildlife Site (ancient woodland). There is potential for development of the site to have a significant adverse impact on the adjoining County Wildlife Site, potentially resulting in net loss in biodiversity through habitat fragmentation. Any development would need to suitably mitigate any adverse impact on the ancient woodland and this would likely result in a subsequent reduction in capacity.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas. The site is just outside the consultation zone of the Bath and Bradford-on-Avon Bats SAC; therefore, ecological assessments will be required to provide sufficient information linked to the Bats SAC.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 1</p> <p>The site is a greenfield site directly adjoining Black Dog Woods, a County Wildlife Site (ancient woodland). There are records of bats and rare fritillary within the locality and the site and its surroundings has the potential to provide suitable habitat to a number of other species. An ecological assessment and further details on the proposals will be required to accurately assess likely impacts on species and habitat. Development of this site should give consideration to retaining and enhancing existing hedgerows (UK BAP Priority Habitat) and trees where possible. Hedgerows form secondary wildlife corridors which contribute to connectivity in the wider landscape. Overall, this site is considered likely to have moderate adverse effect against this objective due to the location adjacent to the County Wildlife Site, and mitigation could be problematic.</p>	

SA Objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the large village of Chapmanslade which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and bus stops are present within the village providing connectivity to Frome and the wider public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Warminster or Frome for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site and there is no potential for maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield arable land. On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.

<p>7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?</p>	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 2</p> <p>The site is greenfield and is not located on previously developed land. There is no available evidence at this stage of the process to determine the agricultural grade / value of the site, however if it was found to be versatile, its loss would be considered negligible in any event due to its size. There are no known contamination issues and therefore it is unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	
<p>SA Objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change.</p> <p>The site falls within the catchment area supplied by Wessex Water. There is some surface water flooding in the northern half of the site. Local topography may also be problematic. The site is located some distance from the main village and foul drainage disposal could be problematic therefore development should be restricted to between 10 to 20 dwellings.</p> <p>There is adequate capacity to supply the site with water however the potential impacts of increased water abstraction need to be assessed further.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand however further investigation is required in order to fully determine this. Where the pressure exerted by new housing development could lead to capacity issues, particularly in relation to foul drainage and surface water drainage, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water.</p>

3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site storm/surface water and foul water drainage. Chapmanslade has no public storm sewers. Storm/surface water could not be discharged into the foul drainage system. Storm/surface water drainage attenuation measures, including the monitoring of groundwater levels (in accordance with the Council's Groundwater Strategy and CIRIA guidance, part E, chapter 25) would need to be addressed as part of any planning process and may have an impact on the net developable area. A SuDs scheme would be permissible only if groundwater levels allow; and infiltration rates are of an acceptable level.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site does not lie within a Groundwater Source Protection Zone.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 3</p> <p>Residential development on this site would result in a limited increase in demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction need to be assessed further through the determination of any planning application. Further investigation is required in respect of foul drainage. These matters should not preclude the development of the site.</p>	

A SuDs scheme would be permissible only if groundwater and filtration is of an acceptable level.

The site does not lie within a Groundwater Source Protection Zone.

Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.

SA Objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Chapmanslade does not have any specific air quality issues.</p> <p>No significant effects on air quality are foreseen with development at this location but minor effects are likely. Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic).</p> <p>Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site is within walking distance of village services which could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy and is unlikely to adversely affect any AQM elsewhere within the county. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. A road traffic noise assessment would be required. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality</p>

other particulates?	would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ²⁰⁷ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
Summary of SA Objective 4	
The site is in a central location to the village of Chapmanslade and is within an accessible location to the services offered at the village level. Development of the site would increase commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. It is unlikely that local air quality will be	

²⁰⁷ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

denigrated to the extent that this would impact on local biodiversity sites and SACs.

The site does not fall within a designated AQMA and does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour, light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures would need to be developed in accordance with national and local plan policy.

Overall it is considered that there would be a minor negative effect against this objective.

SA Objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

Summary of SA Objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon

energy sources and encouragement of sustainable building practices.

However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.

SA Objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is wholly located within Flood Zone 1.</p> <p>As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. There is some surface water flooding in the north area of the site and issues with foul drainage disposal as away from the main village. The design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk.</p> <p>The layout design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including:</p>	<p>A SuDs scheme would be permissible only if groundwater levels allow; and infiltration rates are of an acceptable level. Drainage solutions might affect the developable area of the site.</p> <p>Storm/surface water disposal also needs to be considered as part of any surface water strategy. Further guidance can be</p>

Sustainable Drainage Systems?	found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. Storm/surface water disposal also needs to be considered as part of any surface water strategy. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) -	
Summary of SA Objective 5b	
<p>The site is located within Flood Zone 1 and risk of flooding created by impermeable surfaces on the site due to residential development may have the potential to be addressed through mitigation measures to ensure the surface runoff from the site is not increased.</p> <p>The development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses, however a Flood Risk Assessment will be required as the site is over 1ha. Parts of the site do flood and therefore development of the site which may lead to localised surface water flooding and potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. No details of drainage exist as yet but there is potential to introduce pollution prevention measures. A SuDs scheme would be permissible only if groundwater and filtration is of an acceptable level.</p> <p>Overall, it is considered that minor negative impacts are likely against this objective.</p>	
SA Objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is located close to a grade II listed building, The Venn which has views over the site. Development of the site would likely affect the setting of this heritage asset and its significance and impact on the character and views of the village. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are likely and potentially problematic to mitigation. There is no Conservation Area within Chapmanslade and no Scheduled Monuments within close proximity to the site.
2. Ensure appropriate archaeological	The archaeological potential of the site has been evaluated as medium so further archaeological assessments to support development of the site are required. The historic landscape of the site has been evaluated as low sensitivity. The site is

assessment prior to development?	recognised as modern fields created on former open ground which is common/typical historic landscape character for this area.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	There is no Conservation Area within Chapmanslade. Development would be capable of maintaining and enhancing the character and distinctiveness of Chapmanslade, whether it be through a reduced scale of development, design of dwellings and high quality materials if a Heritage Impact Assessment considers them to be necessary.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no 'at risk' heritage assets on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) - -	
Summary of SA Objective 6	
<p>The site is located within close proximity to a listed building. The impact of the site on the setting of this historic asset and on the historic form of Chapmanslade is likely to be significant and therefore problematic to mitigate. There is no Conservation Area within the village and no Scheduled Monuments in close proximity to the site. An archaeological assessment would be required to determine the archaeological potential of the site. Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.</p>	
SA Objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	

1. Protect and enhance the landscape character and scenic quality of the countryside?	The Landscape Character of this site falls within the Greensand Hills typology. It is of strong character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as to conserve. The protection and enhancement of the intrinsic character and scenic beauty of this landscape would be problematic given the sites steep topography and very close proximity to Black Dog Woods (ancient woodland). Development would have a significant adverse effect on Chapmanslade and the setting of the ancient woodland, so much so that landscape mitigation would be extremely problematic. There are sensitive visual receptors (houses) in the vicinity of the site. Intervisibility is considered to be medium. It is considered that housing development at this site would result in potential landscape and visual impacts that could not be successfully mitigated.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks (PRoW CHAP1 and CHAP30 pass through the site) and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspace and the wider countryside for recreation.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ²⁰⁸ ?	The site lies outside the AONB. Whilst the landscape is undesignated it does have strong character and there is a strategy to conserve it. Development of the site would have a significant adverse effect on Chapmanslade and the setting of the ancient woodland. Development would fail to conserve or enhance the intrinsic character of the landscape.
5. Protect rights of way, open space	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network,

²⁰⁸ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

and common land?	open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. PRow CHAP1 and CHAP30 pass through the site. They may require diversion, which may add to travel times and will alter the amenity value of the footpaths. Assuming these rights of way remain open during construction and operation, no adverse effects are likely.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	
Summary of SA Objective 7	
<p>This is a greenfield site located on the western edge of Chapmanslade. There are no landscape designations in this area. However, the site has a strong landscape character and is in good condition. The site has steep topography and directly adjoins Black Dog Woods County Wildlife Site (ancient woodland). Views into the site from a number of locations from residential properties, the road and from surrounding open countryside. It is considered that housing development at this site would result in potential adverse landscape and visual impacts that could not be successfully mitigated, therefore failing to protect, conserve or enhance this special landscape character. Public Footpaths CHAP1 and CHAP30 pass through the site. Assuming these rights of way remain open during construction and operation, no adverse effects are likely. Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.</p>	
SA Objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a small number of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement

hierarchy?	hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	There is no known emerging Neighbourhood Plan.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) + + +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for approximately 26 residential units (though this may be reduced through the mitigation set out in this assessment). Development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units. Overall it is considered that allocation of this site is likely to have major benefits in terms of meeting the aim of SA Objective 8.	
SA Objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
3. Promote the design of buildings and spaces to meet the changing	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into

needs of the population?	account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is no doctor's surgery within Chapmanslade village. Chapmanslade is within the catchment boundaries of White Horse Surgery, Westbury, located approximately 3 miles away and Avenue Surgery, Warminster, located approximately 4.5 miles from the village. The site is also within the outer boundary of the catchment of the Smallbrook Surgery, Warminster, located approximately 4.5 miles from the site. All town surgeries currently have capacity issues and would require mitigation to meet additional patient demand Chapmanslade is also close to the Frome border and therefore residents could use facilities outside Wiltshire.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Chapmanslade area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 0047A LSOA, which is amongst the 50% least deprived neighbourhoods in the country ²⁰⁹ . Development of this site is likely to contribute to improving poverty and deprivation in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by a bus route providing connectivity to Warminster, Westbury and Frome and the wider the public transport network. Given the limited services within Chapmanslade it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to

²⁰⁹ English indices of deprivation (DCLG, 2015)

	travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>The site falls in the Chapmanslade Church of England Primary School and Matravers Secondary School catchment area.</p> <p>The Primary School is already full in 4 out of 7 year groups and is forecast to remain nearly at capacity but could accommodate limited growth. The school site is already undersized and any further expansion is unlikely to be possible. Therefore, only a very small housing site would be appropriate (maximum 15 dwellings). Matravers currently has some surplus places but these are expected to fill over the next few years as housing already approved is built plus larger cohorts will begin to feed through from the primary schools. The school could be expanded when necessary.</p>
Assessment outcome (on balance) -	
Summary of SA Objective 9	
<p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The site is within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. There may be some adverse effects due to the increase in population numbers and may result in some additional pressure on local facilities such as schools and doctor's surgeries. The effects are considered to be minor adverse against this objective.</p>	
SA Objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Public Footpaths CHAP1 and CHAP30 pass through the site. There is scope to extend footpath provision within the site and to connect to the existing PRow network. There is a footway opposite the site and a footway on either the northern side or southern side of the road leading into the centre of the village. A crossing may be required if traffic levels/movements require., Opportunities for increasing walking accessibility to facilities are therefore limited. There is potential opportunity for cycling provision but the A3098 less so for any considerable distance.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling. There is potential opportunity for cycling provision but the A3098 less so for any considerable distance.
3. Improve the jobs/homes balance,	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on

to reduce out-commuting?	jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is not well located in terms of access to the primary school, public house, village hall and church. There is a footway along either the northern side or southern side of the A3098. A pedestrian crossing might be required if evidence suggests this is necessary as a result of this development. The village is serviced by a bus route with a bus stop (The Green) some 1km distance which offers a direct service to Westbury, Warminster and Frome. The nearest train station (Dilton Marsh) is beyond walking /cycling distance. However, given the limited services within Chapmanslade it is however likely that residents would be reliant on the use of a private vehicle.
Assessment outcome (on balance) -	
Summary of SA Objective 10	
<p>The site is located on the western edge of the large village of Chapmanslade. There is existing vehicular access off the A3098. The site is not closely related to the village and is approximately 1km walking distance of the services and facilities, all of which are accessible by footway but this is located on the opposite side of the road and there is no road crossing in the village. A pedestrian crossing might be required if evidence suggests this is necessary as a result of this development. The types of facilities found in higher order settlements such as Westbury, Warminster and Frome mean that and overall residents are still likely to rely upon use of private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	
SA Objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant in this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) + +	
Summary of SA Objective 11	

Development will increase local population resulting in a contribution towards the local rural economy through use of local services and facilities and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term (and potential use of local services such as the pub), and will help stimulate the local economy once built by providing an increase in workforce in the medium-long term for local employers. It is expected that development in this location would support the viability of local services, facilities and businesses of Chapmanslade village. Overall it is considered that it is likely that there would be no adverse effect and whilst there no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely to have moderate benefits for the local economy and meet the aim of SA Objective 11.

SA Objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	This is a greenfield site. The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However, in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.

Assessment outcome (on balance) +

Summary of SA Objective 12

This is a greenfield site, therefore development of the site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on SA Objective 12.

Codford

Site 612 – Chitterne Road, Codford

Site context	
Site size: 0.52ha Site capacity: approximately 12 dwellings	
The site is slightly sloping grassland / agricultural land, with residential to the south and west. There are hedgerows and some trees present on the boundaries. On the northern edge of the boundary is open countryside. Access is off the Chitterne Road to the west of the site and also access off Farm Road to the north of the site.	
SA Objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. However, the site is currently in agricultural use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	Development at the village could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA therefore recommends that options for this settlement are removed from the process at this stage. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan. This judgement was made as a part of preparing the Wiltshire Core Strategy (WCS) but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required.
3. Result in greater community	Given the size of the site it could be possible that development of this site could lead to greater community engagement with

engagement with biodiversity?	biodiversity through provision of open space and access to the open countryside beyond.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors. There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows and trees along the boundaries of the site where possible. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of public open space this may give opportunities for biodiversity enhancement.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/ species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows). There would need to be ecological assessments undertaken for bats, nesting birds, reptiles, badger, etc.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process with regard to the impact of development on the River Avon SAC in light of the Nutrient Management Plan.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.

11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - - -	
<p>Summary of SA Objective 1</p> <p>Mitigation to offset the potential effects of development on local ecological features is likely to be possible, which would need to be determined by an ecological assessment in support of a planning application. However, due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process and in the determination of any planning application for the development of the site. Overall it is considered that the effects would be major adverse given the potential impacts on the River Avon SAC.</p>	
<p>SA Objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the large village of Codford which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and there is a bus stop present within the village providing connectivity to Wilton and Warminster and the wider public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Wilton and Warminster for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location and relationship with nearby Listed buildings.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.

3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield arable land. On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site is greenfield land. There are no known contamination issues and therefore it is unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall it is considered that allocation of this site is likely to have minor negative effect against SA Objective 2.</p>	
<p>SA Objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively

<p>impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>responding to the predicted effects of climate change.</p> <p>The evidence suggests that for water supply there is limited capacity in local distribution mains. For foul water there are private systems which would need consent from the Environment Agency. There is no public sewerage system and no surface water drainage systems. There are known issues with storm and foul drainage disposal. There is underlying chalk therefore soakaways may be possible but will need to comply with the Groundwater Strategy and undertake groundwater monitoring (the site is within an identified 'groundwater area' so will require testing and monitoring for at least 12 months to determine level of ground water). This also applies to foul drainage. Codford is unsewered in relation to public drainage therefore a private foul drainage disposal system would be required. There is no evidence to suggest that development of the site for housing could not be capable of being supported by existing and planned water and sewerage infrastructure capacity but further work is required. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the design and layout of any new development. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>Warminster is a high risk area for impacts on the Hampshire River Avon SAC. Ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the village will not compromise the achievement of targets in the Nutrient Management Plan.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. (Also see response above Q3:1).</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of SuDs within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. (See response to Q1 above also).</p>
<p>5. Protect, and where possible,</p>	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing</p>

improve surface, ground and drinking water quality?	<p>should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site.</p> <p>The site does not lie within a Groundwater Source Protection Zone.</p>
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	<p>The site is within the sub- catchment of the Hampshire Avon which is particularly vulnerable to phosphate loading and is not served by mains sewerage systems. Package treatment would be required, which is a less sustainable solution (than connections to a mains STW) and would require EA consent.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 3</p> <p>The site does not lie within a Groundwater Source Protection Zone. Warminster is a high risk area for impacts on the Hampshire River Avon SAC. An ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.</p> <p>Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency. There is underlying chalk therefore soakaways may be possible but it would need to comply with Wiltshire Groundwater Strategy Development at this site would be capable of incorporating measures to positively respond to the predicted effects of climate change. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including SuDs. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	
<p>SA Objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maintain and improve local air	The site is not located within an Air Quality Management Area (AQMA) and currently Codford does not have any specific air

<p>quality?</p>	<p>quality issues.</p> <p>No significant effects on air quality are foreseen with development at this location but minor effects are likely. Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic).</p> <p>Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site is within walking distance of village services which could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy and is unlikely to adversely affect any AQM elsewhere within the county. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. A road traffic noise assessment would be required. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality</p>

other particulates?	would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ²¹⁰ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
Summary of SA Objective 4	
The site is in a central location to the village of Codford and is within an accessible location to the services offered at the village level. Development of the site would	

²¹⁰ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

increase commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs.

The site does not fall within a designated AQMA and does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour, light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures would need to be developed in accordance with national and local plan policy.

Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.

SA Objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

Summary of SA Objective 5a
 Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering

<p>strategic objective 2: to address climate change’ and the related ‘Core Policy 41: Sustainable construction and low carbon energy’ of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Effects are considered likely to be minor adverse against this objective.</p>	
<p>SA Objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. There are known issues with storm and foul drainage disposal. There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring (the site is within an identified ‘groundwater area’ so will require testing and monitoring for at least 12 months to determine level of ground water). This also applies to foul drainage and believe Codford to be unsewered in relation to public drainage therefore will need to provide foul drainage disposal system. Further guidance can be found in the Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>The site is located within Flood Zone 1. There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring (The site is within an identified ‘groundwater area’ so will require testing and monitoring for at least 12 months to determine level of ground water). Further guidance can be found in the Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p>
<p>4. Minimise the risk of flooding to</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk</p>

people and property (new and existing development)?	of fluvial flooding from main river and/or ordinary watercourses. (Also see comments in response to 5 above).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) -	
Summary of SA Objective 5b	
<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Development of the site which may lead to localised surface water flooding. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring. System measures to manage surface water run-off from built form and should be incorporated where possible into the design and layout of any development scheme. See Wiltshire Council's Ground Water Strategy and CIRIA Guidance Part E, Chapter 25. No details of drainage exist as yet but there is potential to introduce pollution prevention measures. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	
SA Objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is located approximately within 85m from the grade II listed building, Ox Barn. The site is separated from these heritage assets by vegetation and existing development of the site may affect the setting of this heritage asset and its significance to a minor degree given the degree of separation. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are very unlikely but in the event they arise, they would seem capable of mitigation. There is no Conservation Area within Codford and no Scheduled Monuments within close proximity to the site.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as medium so further archaeological assessments to support development of the site are required. The historic landscape of the site has been evaluated as low sensitivity. The site is made up of modern fields created on former downland, which is a common/frequent landscape character of the area.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.

4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	There is no Conservation Area within Codford. Development would be capable of maintaining and enhancing the character and distinctiveness of Codford, whether it be through a reduced scale of development, design of dwellings and high quality materials if a Heritage Impact Assessment considers them to be necessary.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no 'at risk' heritage assets on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 6</p> <p>The site is located within close proximity to a grade II listed building. The impact of the site on the setting of this historic asset is very likely to be minimal and capable of being mitigated through appropriate design and siting. A Historic Impact Assessment would be required to conform impacts and mitigation measures. There is no Conservation Area within the village and no Scheduled Monuments within close proximity to the site. An archaeological assessment would be required to determine the archaeological potential of the site. Overall it is considered that development of the site would have a minor negative effect against SA Objective 6.</p>	
<p>SA Objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The site is within the Cranborne Chase AONB. This is a highly important landscape designation. The Landscape Character of this site falls within the High Chalk Plain typology. It is of strong character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as to conserve. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside provided suitable landscape mitigation measures are employed. There are hedgerows present on site which could be extended for further screening given the location of the site on the rural fringe. There are sensitive visual

	receptors (houses) in the vicinity of the site and the site would be visible from other parts of the AONB. Intervisibility is considered to be low. It is considered that housing development at this site would result in potential landscape and visual impacts that could be difficult to mitigate. A robust mitigation and enhancement strategy is essential.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspace and the wider countryside for recreation.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ²¹¹ ?	The site is within the Cranborne Chase AONB. This is a highly important landscape designation. However, as Codford is situated wholly within the AONB, all potential sites in the village will need to be considered and appropriately assessed in order to address the indicative housing requirements set out in the adopted Core Strategy. Such assessments will need to address the provisions of national policy (paragraphs 115 and 116 of the NPPF). Given the location of the development on the edge of Codford, it may be visible from other points in the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace.

²¹¹ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 7</p> <p>The site is greenfield land located on the rural fringe of Codford. The site is within the Cranborne Chase AONB. This is a highly important landscape designation.</p> <p>Views into the site from a number of locations from residential properties and surrounding open countryside, as well as views from other parts of the AONB. The level of effect would depend on the design of the development and employment of substantial mitigation measures. It is considered that housing development at this site would result in potential landscape and visual impacts that may only be successfully mitigated with robust mitigation and enhancement strategies. The site is of a size which could deliver areas of public open space or green infrastructure within the site. Overall it is considered that development of the site would have a moderate adverse effect against SA Objective 7.</p>	
<p>SA Objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a small number of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.

accommodate employment expansion?	
6. Consider the emerging Neighbourhood Plans?	There is no known emerging neighbourhood plan.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) + +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for up to approximately 12 residential units (though this may be reduced through the mitigation set out in this assessment). Development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy and has the potential to deliver affordable units alongside open market units. Overall it is considered that allocation of this site would have a moderate positive effect on SA Objective 8.	
SA Objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children's play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.

4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is a doctor's surgery within Codford village, which is a branch surgery for the Orchard Surgery, Wilton. All town surgeries currently have capacity issues and would require mitigation to meet additional patient demand.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Codford area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 0047B LSOA, which is amongst the 50% least deprived neighbourhoods in the country ²¹² . Development of this site is likely to contribute to improving poverty and deprivation in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by a bus route providing connectivity to Warminster and Wilton and the wider the public transport network. Given the limited services within Codford it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local	Wyllye Valley Church of England Primary School currently has surplus places and would benefit from housing within its

²¹² English indices of deprivation (DCLG, 2015)

<p>schools and is there capacity to cope with the additional demand generated from the site?</p>	<p>catchment. It is also on a large site so could be expanded if required.</p> <p>The secondary school feeds to Kingdown in Warminster. The secondary places situation in Warminster is complex. Kingdown School is almost full and is forecast to fill completely over the next two to three years. The school cannot be expanded on its current site. A second site for the school is being sought on the WWUE which will support approx. 300 secondary pupils. This will however only be sufficient new places to cater for WWUE itself. Unless the developer of the WWUE was prepared to provide a larger site (over and above what is required to support their own development) then there is no way of creating further secondary places in the town.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 9</p> <p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. There may be some adverse effects on the amenity for existing residents through increased urbanisation and population numbers. The GP Surgery currently has capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site. The local primary school has surplus places. Secondary education needs would be problematic to mitigate since it is reliant upon other developments delivering a new site within Warminster. Overall it is considered that allocation of this site is likely to have moderate adverse effect in terms of meeting the aim of SA Objective 9.</p>	
<p>SA Objective 10. Reduce the need to travel and promote more sustainable transport choices</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p>There is no footway at this part of Chitterne Road, but there is scope to create one on the site frontage notwithstanding lack of connection in the immediate vicinity. There is scope to create footpath provision to within the site and potentially connect to the existing PRow network. Opportunities for increasing walking accessibility to facilities are therefore limited. Chitterne Road is suitable for cyclists but the A36 less so for any considerable distance.</p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p>Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.</p>
<p>3. Improve the jobs/homes balance, to reduce out-commuting?</p>	<p>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</p>
<p>4. Promote developments in</p>	<p>The site is well located in terms of access to the primary school, post office, doctors surgery, public house, village hall, shop,</p>

<p>accessible locations, that reduce the need to travel and reliance on the private car?</p>	<p>garage and church but walking from the site to access these facilities is for some of the journey by foot, unsafe although there is scope for some limited improvement. The village is serviced by several bus routes and has six bus stops. The closest to the site is The Bridge, some 300m distance which offers a direct service to Bath Bust Station (via Trowbridge) and Salisbury. The nearest train station (Warminster) is beyond walking/cycling distance. However, given the limited services within Codford it is however likely that residents would be reliant on the use of a private vehicle.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 10</p> <p>The site is located in the west of the large village of Codford. The site is within walking distance of the services and facilities but part of the route lacks a footway, as does existing housing in the immediate vicinity of the site. The types of facilities found in higher order settlements such as Warminster, Salisbury and Wilton mean that overall residents are still likely to rely upon use of the private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village. Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.</p>	
<p>SA Objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Support appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration?</p>	<p>Not relevant to this location.</p>
<p>2. Support the rural economy?</p>	<p>The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.</p>
<p>Assessment outcome (on balance) +</p>	
<p>Summary of SA Objective 11</p> <p>The site is located on greenfield land. Development will increase the local population resulting in a small contribution towards the local rural economy through use of local services and facilities and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term (and potential use of local services such as the pub), and will help stimulate the local economy once built by providing an increase in workforce in the medium-long term for local employers. It is expected that development in this location would support the viability of local services, facilities and</p>	

businesses of Codford village. Overall it is considered that development of the site would have a minor positive effect in meeting the aim of SA Objective 11.	
SA Objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Support retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However, in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
Assessment outcome (on balance) +	
Summary of SA Objective 12	
<p>This is a greenfield site, therefore development of the site for housing does not lead to the loss of designated employment land and is not being considered for employment land. The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on SA Objective 12.</p>	

Site 3397 - Bury Farmyard, Green Lane, Codford

<p>Site context</p> <p>Site size: 0.43ha Site capacity: approximately 10 dwellings</p> <p>The site is on flat land which comprises of two residential dwellings and ancillary farm barns / buildings. The boundaries facing the road on the southern and eastern boundaries are made up of agricultural buildings and walls, some in need of repair. Opposite the site to the south and west are residential buildings and open countryside to the north and east. Current access is from the road on the southern boundary. A telegraph pole crosses the site.</p>
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SA Objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>The site is recognised as previously developed land and therefore may have already had some limited adverse effects regarding fragmentation of existing habitats. There is potential for bat roosts and nesting birds within existing buildings. The site is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of further habitat fragmentation and allow appropriate restoration.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>Development at the village could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA therefore recommends that options for this settlement are removed from the process at this stage. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan. This judgement was made as a part of preparing the WCS but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>Given the size of the site it could be possible that development of this site could lead to greater community engagement with biodiversity through provision of open space and access to the open countryside beyond.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors. There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows and trees along the boundaries of the site where possible. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of public open space which may give opportunities for biodiversity enhancement.</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.</p>

6. Ensure all new developments have regard to and protect BAP habitats/ species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows). Potential for bat roosts within existing buildings. Ecological assessment would be required.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process with regard to the impact of development on the River Avon SAC in light of the Nutrient Management Plan.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.

Assessment outcome (on balance) - - -

Summary of SA Objective 1

Mitigation to offset the potential effects of development on local ecological features is likely to be possible, which would need to be determined by an ecological assessment in support of a planning application. However, due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process and in the determination of any planning application for the development of the site. Overall it is considered that the effects would be major adverse due to the potential impacts

on the River Avon SAC.

SA Objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is situated on the edge of the large village of Codford which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and there is a bus stop present within the village providing connectivity to Wilton and Warminster and the wider public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Wilton and Warminster for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location and relationship with nearby listed buildings.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>This is a previously developed land site and there is potential for maximising the reuse of the site through an appropriate re-development scheme.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on previously developed land. The site should be screened for contaminated land potential and any necessary mitigation measures identified.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
<p>5. Protect and enhance soil quality?</p>	<p>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.</p>
<p>6. Protect the best and most</p>	<p>The site contains dwellings and farm buildings and would not, therefore, involve the loss of BMV land.</p>

versatile agricultural land?	
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site is located on previously developed land. There would be no loss of BMV land. The site should be screened for contaminated land potential and any necessary mitigation measures identified. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall it is considered that development of the site would have a minor adverse effect against SA Objective 2.</p>	
<p>SA Objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<p>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change.</p> <p>Water supply has limited capacity in local distribution mains. For foul water there are private systems which would need consent from the Environment Agency. There is no public sewerage system and no surface water drainage but no evidence to suggest that development of the site for housing could not be capable of being supported by existing and planned water and sewerage infrastructure capacity. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the design and layout of any new development.</p> <p>There is underlying chalk therefore soakaways may be possible Groundwater monitoring will be necessary (the site is within an identified 'Groundwater area' so will require testing and monitoring for at least 12 months to determine the level of ground water). This also applies to foul drainage and Codford is unsewered in relation to public drainage therefore a foul drainage disposal system will need to be provided. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>Warminster is a high risk area for impacts on the Hampshire River Avon SAC. An ecological assessment would be required</p>

	with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. (See response to Q1 above also).
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. (See response to Q1 above also).
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site does not lie within a Groundwater Source Protection Zone.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and	The site is within sub-catchment of the Hampshire Avon which is particularly vulnerable to phosphate loading and is not served by mains sewerage systems. Package treatment would be required, which is a less sustainable solution (than connections to a mains STW) and would require Environment Agency consent.

Lambourn Floodplain SAC?	
Assessment outcome (on balance) -	
<p>Summary of SA Objective 3</p> <p>The site does not lie within Groundwater Source Protection Zone. Warminster is a high risk area for impacts on the Hampshire River Avon SAC. An ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.</p> <p>There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency. The site is underlain by chalk; therefore, conventional soakaways may be practicable. In addition, groundwater monitoring for the purpose of ascertaining summer and winter water table levels would be required to support any subsequent planning application. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>Development at this site would be capable of incorporating measures to positively respond to the predicted effects of climate change. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including SuDs. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	
<p>SA Objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Codford does not have any specific air quality issues.</p> <p>No significant effects on air quality are foreseen with development at this location but minor effects are likely. Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic).</p> <p>Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site is within walking distance of village services which could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy and is unlikely to adversely</p>

	<p>affect any AQM elsewhere within the county. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. A road traffic noise assessment would be required. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>4. Seek to reduce development in or near to AQMAS²¹³?</p>	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.</p>
<p>5. Ensure that air quality impacts on</p>	<p>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed</p>

²¹³ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

local biodiversity sites are avoided?	and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
Summary of SA Objective 4	
<p>The site is in a central location to the village of Codford and is within an accessible location to the services offered at the village level. Development of the site would increase commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs.</p> <p>The site does not fall within a designated AQMA and does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour, light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures would need to be developed in accordance with national and local plan policy.</p> <p>Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	
SA Objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to

	sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
Summary of SA Objective 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Effects are considered likely to be minor adverse against this objective.</p>	
SA Objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring (The site is within an identified 'Groundwater area' so will require testing and monitoring for at least 12 months to determine level of ground water). This also applies to foul drainage and believed Codford to be unsewered in relation to public drainage therefore will need to provide foul drainage disposal system. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>The Warminster area is a high risk area for impacts on the Hampshire River Avon SAC. Ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan.</p>

	<p>The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding, including Sustainable Drainage Systems (SuDs)?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring (The site is within an identified 'Groundwater area' so will require testing and monitoring for at least 12 months to determine level of ground water). This also applies to foul drainage and believed Codford to be unsewered in relation to public drainage therefore will need to provide foul drainage disposal system. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>Warminster is a high risk area for impacts on the Hampshire River Avon SAC. An Ecological Assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.</p>
<p>4. Minimise the risk of flooding to people and property (new and</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk</p>

existing development)?	of fluvial flooding from main river and/or ordinary watercourses. (Also see comments in response to 5 above).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) -	
Summary of SA Objective 5b	
<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring.). This also applies to foul drainage and believed Codford to be unsewered in relation to public drainage therefore will need to provide foul drainage disposal system. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. No details of drainage exist as yet but there is potential to introduce pollution prevention measures. The site will be required at the planning application stage to take into account appropriate Sustainable Drainage System measures. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	
SA Objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is not located in close proximity to any listed buildings. The barns are considered to be non-designated heritage assets but they appear to be in a poor state of repair. Nevertheless, the historic farmstead should be retained, if possible and will require analysis against farmsteads guidance. There is no Conservation Area within Codford and no Scheduled Monuments within close proximity to the site.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as medium so further archaeological assessments to support development of the site are required. The historic landscape of the site has been evaluated as low sensitivity. The site is recognised as modern housing built on post medieval fields and therefore its previous character is not legible in modernity.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The farmstead comprises of two modern bungalows and several barns. The barns are in a poor state of repair but nevertheless are considered to be non-designated heritage assets. Potential re-use would be dependent on a full structural survey in accordance with Core Policy 48.
4. Maintain and enhance the	There is no Conservation Area within Codford. Development would be capable of maintaining and enhancing the character

<p>character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?</p>	<p>and distinctiveness of Codford, whether it be through a reduced scale of development, design of dwellings and high quality materials if a Heritage Impact Assessment considers them to be necessary.</p>
<p>5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?</p>	<p>The farmstead comprises of two modern bungalows and several barns. The barns are in a poor state of repair but nevertheless are considered to be non-designated heritage assets. There is potential to 'save' these buildings but this would be dependent on a full structural survey in accordance with Core Policy 48.</p>
<p>6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?</p>	<p>The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 6</p> <p>The site is not located within close proximity to any listed buildings and there is no Conservation Area within the village and no Scheduled Monuments within close proximity to the site. However, the existing barns are considered to be non-designated heritage assets and although appear to be in a poor state of repair may have some potential to be re-used/'saved' subject to a full structural survey in line with Core Policy 48. An archaeological assessment would be required to determine the archaeological potential of the site. Overall it is considered that development of the site would have a minor adverse effect against SA Objective 6.</p>	
<p>SA Objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The site is within the Cranborne Chase AONB. This is a highly important landscape designation. The Landscape Character of this site falls within the Chalk River Valley typology. It is of strong character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as to conserve. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside provided suitable landscape mitigation measures are employed. There are hedgerows present on site which could be extended for further screening given the location of the site on the rural fringe. There are sensitive visual receptors (houses) in the vicinity of the site and the site would be visible from other parts of the AONB.</p>

	Intervisibility is considered to be low. It is considered that housing development at this site would result in potential landscape and visual impacts that could be difficult to mitigate. A detailed landscape assessment is required to assess impacts and identify suitable robust mitigation and enhancement strategies. However, as the site is previously developed land it is unlikely that future development would have significantly more impact than the existing built form.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspace and the wider countryside for recreation.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ²¹⁴ ?	The site is within the Cranborne Chase AONB. This is a highly important landscape designation. However, as Codford is situated wholly within the AONB, all potential sites in the village will need to be considered and appropriately assessed in order to address the indicative housing requirements set out in the adopted Core Strategy. Such assessments will need to address the provisions of national policy (paragraphs 115 and 116 of the NPPF). Given the location of the development on the edge of Codford, it may be visible from other points in the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace.

²¹⁴ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which would result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 7</p> <p>The site is previously developed land located close to existing development on the rural fringe of Codford. The site is within the Cranborne Chase AONB. This is a highly important landscape designation. Views into the site from a number of locations from residential properties and surrounding open countryside, as well as views from other parts of the AONB. The level of effect would depend on the design of the development and employment of suitable mitigation measures. It is considered that housing development at this site would result in potential landscape and visual impacts that may only be successfully mitigated with robust mitigation and enhancement strategies. However, as the site is previously developed land it is unlikely that future development would have significantly more impact than the existing built form. The site is of a size which could deliver areas of public open space or green infrastructure within the site. Overall it is considered that development of the site would have a minor adverse effect against SA Objective 7.</p>	
<p>SA Objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for

accommodate employment expansion?	accessing employment.
6. Consider the emerging Neighbourhood Plans?	There is no known emerging neighbourhood plan.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) + +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for up to approximately 10 residential units (though this may be reduced through the mitigation set out in this assessment). Development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy and has the potential to deliver affordable units alongside open market units. Overall it is considered that allocation of this site would have a moderate positive effect on SA Objective 8.	
SA Objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children's play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.

4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<p>There is a doctor's surgery within Codford village, which is a branch surgery for the Orchard Surgery, Wilton.</p> <p>All town surgeries currently have capacity issues and would require mitigation to meet additional patient demand.</p>
5. Maximise opportunities within the most deprived areas?	<p>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Codford area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 0047B LSOA, which is amongst the 50% least deprived neighbourhoods in the country²¹⁵. Development of this site is likely to contribute to improving poverty and deprivation in this area.</p>
6. Reduce rural isolation, including access to services for those without a car in rural areas?	<p>The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by a bus route providing connectivity to Warminster and Wilton and the wider the public transport network. Given the limited services within Codford it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</p>
7. Support the development of community campuses?	<p>Development of community campuses is directed to the town level and therefore this is not appropriate for this site.</p>
8. Is the site accessible to local	<p>Wylve Valley Church of England Primary School currently has surplus places and would benefit from housing within its</p>

²¹⁵ English indices of deprivation (DCLG, 2015)

<p>schools and is there capacity to cope with the additional demand generated from the site?</p>	<p>catchment. It is also on a large site so could be expanded if required.</p> <p>The secondary school feeds to Kingdown in Warminster. The secondary places situation in Warminster is complex. Kingdown School is almost full and is forecast to fill completely over the next two to three years. The school cannot be expanded on its current site. A second site for the school is being sought on the WWUE which will support approx. 300 secondary pupils. This will however only be sufficient new places to cater for WWUE itself. Unless the developer of the WWUE was prepared to provide a larger site (over and above what is required to support their own development) then there is no way of creating further secondary places in the town.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 9</p> <p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. There may be some adverse effects on the amenity for existing residents through increased urbanisation and population numbers. The GP Surgery currently has capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site. The local primary school has surplus places. Secondary education needs would be problematic to mitigate since it is reliant upon other developments delivering a new site within Warminster.</p> <p>Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic in the light of the issues surrounding secondary education.</p>	
<p>SA Objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p>There is no footway at this part of Green Lane (bridleway CODF5), but there may be some scope to create one on the site frontage notwithstanding lack of connection in the immediate vicinity. There is scope to create footpath provision to within the site and potentially connect to the existing PRoW network. Opportunities for increasing walking accessibility to facilities are therefore limited. Chitterne Road is suitable for cyclists but the A36 less so for any considerable distance.</p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p>Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.</p>
<p>3. Improve the jobs/homes balance,</p>	<p>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on</p>

to reduce out-commuting?	jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	<p>This site location is considered to be in an accessible location. It will be possible to walk and cycle to a number of significant trip generators in the immediate area (primary school and petrol station/ shop). The nearest rail station is Warminster over 11km away so poor access for pedestrians and cyclists. There is a bus route with regular services to Warminster and Salisbury. Overall this level of new dwellings is likely to increase travel movements in the area.</p> <p>The site is well located in terms of access to the primary school, post office, doctors surgery, public house, village hall, shop, garage and church but walking from the site to access these facilities is for some of the journey by foot, unsafe and there is very little scope for improvement. The village is serviced by several bus routes and has six bus stops. The closest to the site is The Grove, some 450m distance which offers a direct service to Bath Bust Station (via Trowbridge) and Salisbury. The nearest train station (Warminster) is beyond walking/cycling distance. However, given the limited services within Codford it is however likely that residents would be reliant on the use of a private vehicle.</p>
Assessment outcome (on balance) - -	
Summary of SA Objective 10	
<p>The site is located in the west of the large village of Codford. The site is within walking distance of the services and facilities but Green Lane lacks a footway, as does existing housing in the immediate vicinity of the site. The types of facilities found in higher order settlements such as Warminster, Salisbury and Wilton mean that overall residents are still likely to rely upon use of the private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village. Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.</p>	
<p>SA Objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.

Assessment outcome (on balance) +

Summary of SA Objective 11

The site is located within the domestic curtilage of the Bury Farm which comprises of two residential dwellings, gardens and ancillary farm barns / buildings, which are in a run-down state of repair. Development will increase local population resulting in a small contribution towards the local rural economy through use of local services and facilities and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term (and potential use of local services such as the pub), and will help stimulate the local economy once built by providing an increase in workforce in the medium-long term for local employers. It is expected that development in this location would support the viability of local services, facilities and businesses of Codford village. Overall it is considered that it is likely that there would be no adverse effect and whilst there are no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely have a minor positive effect on the local economy and meet the aim of SA Objective 11.

SA Objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	The site is previously developed land. The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However, in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.

Assessment outcome (on balance) +

Summary of SA Objective 12

The site is previously developed land. However, development of the site for housing would not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on SA Objective 12.

Site 3491 - Mayflower Farm, Codford

Site context	
Site size: 3.46ha Site capacity: approximately 78 dwellings	
The site comprises of flat agricultural fields with residential dwellings to the east and a garage / shop to the north west. There is Greenhill Farm to the south and further agricultural fields to the south of the site. There are hedgerows on the boundaries of the site with some mature trees contained within the hedgerow, and some hedgerow within the site. There are power cables and telegraph poles across the site. The road flanks the entire length of the site's northwest boundary.	
SA Objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. However, the site is currently in agricultural use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	<p>The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area.</p> <p>Development at the village could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. Warminster is a high risk area for impacts on the Hampshire River Avon SAC. There is potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA therefore recommends that options for this settlement are removed from the process at this stage. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan. This judgement was made as a part of preparing the WCS but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the</p>

	selection process.
3. Result in greater community engagement with biodiversity?	Given the size of the site it could be possible that development of this site could lead to greater community engagement with biodiversity through provision of open space and access to the open countryside beyond.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors. There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows and trees along the boundaries of the site where possible. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of public open space this may give opportunities for biodiversity enhancement.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/ species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows). There would need to be ecological assessments undertaken for bats, nesting birds, reptiles, badger, etc.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process with regard to the impact of development on the River Avon SAC in light of the Nutrient Management Plan.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in	Not applicable – the site does not fall within one of the Council’s current guidance areas.

relevant areas?	
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - - -	
Summary of SA Objective 1	
Mitigation to offset the potential effects of development on local ecological features is likely to be possible, which would need to be determined by an ecological assessment in support of a planning application. However, due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process and in the determination of any planning application for the development of the site. Overall it is considered that the effects would be major adverse given potential impacts on the River Avon SAC.	
SA Objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the large village of Codford which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and bus stop is present providing connectivity to the public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Warminster and Salisbury for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.

3. Encourage remediation of contaminated land?	The site is located on greenfield arable land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
Summary of SA Objective 2	
The site is greenfield land. There are no known contamination issues and therefore it is unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.	
SA Objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively

<p>impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>responding to the predicted effects of climate change. Water supply has limited capacity in local distribution mains and for foul water there are private systems which would need consent from the Environment Agency. There is no public sewerage system or surface water drainage and know issues with storm and foul drainage disposal but there is no evidence to suggest that development of the site for housing could not be capable of being supported by existing and planned water and sewerage infrastructure capacity. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the design and layout of any new development.</p> <p>There is underlying chalk therefore soakaways may be possible Groundwater monitoring will be necessary (the site is within an identified 'Groundwater area' so will require testing and monitoring for at least 12 months to determine the level of ground water). This also applies to foul drainage and Codford is unsewered in relation to public drainage therefore afoul drainage disposal system will need to be provided. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>Warminster is a high risk area for impacts on the Hampshire River Avon SAC. Ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Wessex Water has no programmed work for the area of Codford until after 2020. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. (See response to Q1 above also).</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.</p>
<p>4. Consider the need for adequate provision of surface water and foul</p>	<p>Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of SuDs within any subsequent planning process to control the risk of surface</p>

drainage?	water flooding from impermeable surfaces. (See response to Q1 above also).
5. Protect, and where possible, improve surface, ground and drinking water quality?	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site.</p> <p>The site does not lie within a Groundwater Source Protection Zone.</p>
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	<p>The site is within sub- catchment of the Hampshire Avon which is particularly vulnerable to phosphate loading and is not served by mains sewerage systems. Package treatment would be required, which is a less sustainable solution (than connections to a mains STW) and would require Environment Agency consent.</p>
Assessment outcome (on balance) -	
<p>Summary of SA Objective 3</p> <p>The site does not lie within a Groundwater Source Protection Zone. Warminster is a high risk area for impacts on the Hampshire River Avon SAC. An ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.</p> <p>There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency. There are known issues with storm and foul drainage disposal. There is underlying chalk therefore soakaways may be possible. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Development at this site would be capable of incorporating measures to positively respond to the predicted effects of climate change. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including SuDs. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	
SA Objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	

Decision Aiding Questions. Will the development site...	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Codford does not have any specific air quality issues.</p> <p>No significant effects on air quality are foreseen with development at this location but minor effects are likely. Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic).</p> <p>Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site is within walking distance of village services which could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy and is unlikely to adversely affect any AQM elsewhere within the county. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light). The site may be subject to environmental pollution from the garage, petrol station and A36, especially in</p>

	terms of air quality, odour, noise and light. An impact assessment would be required to assess any potential impacts.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ²¹⁶ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	

²¹⁶ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

Summary of SA Objective 4

The site is in a central location to the village of Codford and is within an accessible location to the services offered at the village level. Development of the site would increase commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council’s Air Quality Strategy. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs.

The site does not fall within a designated AQMA and does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour, light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures would need to be developed in accordance with national and local plan policy.

Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.

SA Objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in ‘Delivering strategic objective 2: to address climate change’ and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

<p>Summary of SA Objective 5a</p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Effects are considered likely to be minor adverse against this objective.</p>	
<p>SA Objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is within surface water flooding 1:30/200 area. There are known issues with storm and foul drainage disposal. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding, including Sustainable Drainage Systems (SuDs)?</p>	<p>The site is located within Flood Zone 1. The site has the potential to accommodate appropriate Sustainable Drainage System measures to manage surface water run-off from built form and should be incorporated in to the design and layout of any development scheme. The site is within surface water flooding 1:30/200 area. There are known issues with storm and foul drainage disposal. For further guidance see Wiltshire Council's Ground Water Strategy and CIRIA Guidance Part E, Chapter 25.</p>

4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Proposals for development should be informed by a site specific flood risk assessment as the site is greater than 1 ha in size. (Also see comments in response to 5 above).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) -	
Summary of SA Objective 5b	
<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Development of the site which may lead to localised surface water flooding (1:30/200 areas). There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. System measures to manage surface water run-off from built form and should be incorporated in to the design and layout of any development scheme. See Wiltshire Council's Ground Water Strategy and CIRIA Guidance Part E, Chapter 25. No details of drainage exist as yet but there is potential to introduce pollution prevention measures. The site will require at planning application stage to be supported by a Flood Risk Assessment taking into account appropriate Sustainable Drainage System measures. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	
SA Objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	There is a grade II listed building located approximately 75m to the southeast of the site. This heritage asset and the site are separated by existing development and vegetation. Development of the site may affect the setting of this heritage asset and its significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are very unlikely but in the event they arise, they would seem capable of mitigation. There is no Conservation Area within Codford and no Scheduled Monuments within close proximity to the site.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as medium so further archaeological assessments to support development of the site are required. The historic landscape of the site has been evaluated as low sensitivity. The site is made up of modern fields created by altering post medieval fields. Its previous character is barely legible.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where	The site contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.

appropriate?	
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	There is no Conservation Area within Codford. Development would be capable of maintaining and enhancing the character and distinctiveness of Codford, whether it be through a reduced scale of development, design of dwellings and high quality materials if a Heritage Impact Assessment considers them to be necessary.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no 'at risk' heritage assets on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
Summary of SA Objective 6	
<p>The site is located within close proximity to a grade II listed building. The impact of the site on the setting of this historic asset is very likely to be minimal and capable of being mitigated through appropriate design and siting. A Historic Impact Assessment would need to be undertaken to conform the impact and mitigation required. There is no Conservation Area within the village and no Scheduled Monuments within close proximity to the site. An archaeological assessment would be required to determine the archaeological potential of the site. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	
SA Objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The site is within the Cranborne Chase AONB. This is a highly important landscape designation. The Landscape Character of this site falls within the Chalk River Valley typology. It is of strong character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as to conserve. This is a large site located to the west of the village and whilst the settlement boundary adjoins part of the eastern edge of the site the remainder of the site is not

	<p>particularly well related to the existing built form. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside provided robust landscape mitigation measures are employed. There are hedgerows present on site which could be extended for further screening given the location of the site on the rural fringe. There are sensitive visual receptors (houses) in the vicinity of the site and the site would be visible from other parts of the AONB and surrounding open countryside. Intervisibility is considered to be medium. It is considered that housing development at this site would result in potential landscape and visual impacts that could be difficult to mitigate. Robust mitigation and enhancement strategies are essential.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspace and the wider countryside for recreation.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs²¹⁷?</p>	<p>The site is within the Cranborne Chase AONB. This is a highly important landscape designation. However, as Codford is situated wholly within the AONB, all potential sites in the village will need to be considered and appropriately assessed in order to address the indicative housing requirements set out in the adopted Core Strategy. Such assessments will need to address the provisions of national policy (paragraphs 115 and 116 of the NPPF). Given the location of the development on the edge of Codford, it may be visible from other points in the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the</p>

²¹⁷ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

	countryside and designated landscape assets.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. There are no public rights of way or publicly accessible space within or adjacent the site.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	
Summary of SA Objective 7	
<p>The site is greenfield land located on the rural fringe of Codford but not particularly well related to the existing built form. The site is within the Cranborne Chase AONB. This is a highly important landscape designation. Views into the site from a number of locations from residential properties and surrounding open countryside, as well as views from other parts of the AONB. The level of effect would depend on the design of the development and employment of substantial mitigation measures. It is considered that housing development at this site would result in potential landscape and visual impacts that may only be successfully mitigated with robust mitigation and enhancement strategies. The site is of a size which could deliver areas of public open space or green infrastructure within the site. Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.</p>	
SA Objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.

4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	There is no known emerging neighbourhood plan.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) + + +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for up to approximately 78 residential units (though this may be reduced through the mitigation set out in this assessment). Development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy and has the potential to deliver affordable units alongside open market units. Overall it is considered that allocation of this site would have major benefits in terms of meeting the aim of SA Objective 8.	
SA Objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children's play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to

<p>and spaces to meet the changing needs of the population?</p>	<p>meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.</p>
<p>4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?</p>	<p>There is a doctor's surgery within Codford village, which is a branch surgery for the Orchard Surgery, Wilton. All town surgeries currently have capacity issues and would require mitigation to meet additional patient demand. Mitigation would be required to support additional patient demand arising from the development of the site.</p>
<p>5. Maximise opportunities within the most deprived areas?</p>	<p>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Codford area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 0047B LSOA, which is amongst the 50% least deprived neighbourhoods in the country²¹⁸. Development of this site is likely to contribute to improving poverty and deprivation in this area.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by a bus route providing connectivity to Warminster and Salisbury and the wider public transport network. Given the limited services within Codford it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced</p>

²¹⁸ English indices of deprivation (DCLG, 2015)

	as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>Wylve Valley Church of England Primary School currently has surplus places and would benefit from housing within its catchment. It is also on a large site so could be expanded if required.</p> <p>The secondary school feeds to Kingdown in Warminster. The secondary places situation in Warminster is complex. Kingdown School is almost full and is forecast to fill completely over the next two to three years. The school cannot be expanded on its current site. A second site for the school is being sought on the WWUE which will support approx. 300 secondary pupils. This will however only be sufficient new places to cater for WWUE itself. Unless the developer of the WWUE was prepared to provide a larger site (over and above what is required to support their own development) then there is no way of creating further secondary places in the town.</p>
Assessment outcome (on balance) - -	
Summary of SA Objective 9	
<p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. There may be some adverse effects on the amenity for existing residents through increased urbanisation and population numbers. The GP Surgery currently has capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site. The local primary school has surplus places. Secondary education needs would be problematic to mitigate since it is reliant upon other developments delivering a new site within Warminster.</p> <p>Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic in the light of the issues surrounding secondary education.</p>	
SA Objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking routes to local services / facilities/employment, given its size. New Road flanks the entire length of the sites northwest boundary and has no footway. Part of the sites southwest boundary is flanked by High Street which has a footway on either the northern side or southern side of the road. High Street is classed as a minor (C class) road with no pedestrian crossing. A pedestrian crossing may be required if evidence suggests

	this is necessary as a result of this development. There is potential for further opportunities for increasing walking accessibility to facilities. There is potential opportunity for cycling provision but the A36 less so for any considerable distance.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is well located in terms of access to the primary school, post office, doctors surgery, public house, village hall, shop, garage and church but walking from the site to access these facilities is for some of the journey by foot, unsafe although there is scope for some limited improvement. The village is serviced by several bus routes and has six bus stops. The closest to the site is The Garage, some 180m distance which offers a direct service to Bath Bus Station (via Trowbridge) and Salisbury. The nearest train station (Warminster) is beyond walking/cycling distance. However, given the limited services within Codford it is likely that residents would be reliant on the use of a private vehicle.
Assessment outcome (on balance) -	
Summary of SA Objective 10	
The site is located to the south of the large village of Codford. There is an existing access off the New Road. The site is not particularly closely related to the existing built form of the village. However, it is within walking distance of the services and facilities, all of which are accessible by footway. However, there is no road crossing in the village. The types of facilities found in higher order settlements such as Warminster and Salisbury mean that overall residents are still likely to rely upon use of the private car. Public footpaths whilst in the wider vicinity have the potential to be connected to but are unlikely to materially increase walking accessibility to the centre of the village. Overall it is considered that development of the site would have minor effects against this objective.	
SA Objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.

2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) + +	
<p>Summary of SA Objective 11</p> <p>The site is located on greenfield land. Development will increase the local population resulting in a contribution towards the local rural economy through use of local services and facilities and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term (and potential use of local services such as the pub), and will help stimulate the local economy once built by providing an increase in workforce in the medium-long term for local employers. It is expected that development in this location would support the viability of local services, facilities and businesses of Codford village. Overall it is considered that it is likely that there would be no adverse effect and whilst there are no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely to have moderate benefits for the local economy and meet the aim of SA Objective 11.</p>	
<p>SA Objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the vitality and viability of existing employment areas?	This is a greenfield site. The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However, in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
Assessment outcome (on balance) +	
<p>Summary of SA Objective 12</p> <p>This is a greenfield site, therefore development of the site for housing does not lead to the loss of designated employment land and is not being considered for employment land. The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on SA Objective 12.</p>	

Site 3506 - Manor House Grounds, Codford

Site context	
Site size: 0.73ha Site capacity: approximately 18 dwellings	
The site is sloping within residential curtilage/ gardens of Rockworth House. There are mature trees on boundaries and land is grass, with some hedgerow on the boundaries. Access is down a track to the west of the site off the main road into the village.	
SA Objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary and trees within the site. The site is currently in agricultural use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	Development at the village could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA therefore recommends that options for this settlement are removed from the process at this stage. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan. This judgement was made as a part of preparing the WCS but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.
3. Result in greater community	Given the size of the site it could be possible that development of this site could lead to greater community engagement with

engagement with biodiversity?	biodiversity through provision of open space and access to the open countryside beyond.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors. There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows and trees along the boundaries of the site where possible. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of public open space this may give opportunities for biodiversity enhancement.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/ species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows). Ecological assessment would be required.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process with regard to the impact of development on the River Avon SAC in light of the Nutrient Management Plan.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.

11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - - -	
<p>Summary of SA Objective 1</p> <p>Mitigation to offset the potential effects of development on local ecological features is likely to be possible, which would need to be determined by an ecological assessment in support of a planning application. However, due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process and in the determination of any planning application for the development of the site. Overall it is considered that the effects would be major adverse given the potential impacts on the River Avon SAC.</p>	
<p>SA Objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the large village of Codford which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and there is a bus stop present within the village providing connectivity to Wilton and Warminster and the wider public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Salisbury and Warminster for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is located on greenfield arable land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.

4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site is greenfield land. There are no known contamination issues and therefore it is unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	
<p>SA Objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. Evidence suggests that for water supply there is limited capacity in local distribution mains. For foul water there are private systems which would need consent from the Environment Agency. There is no public sewerage system or surface water drainage but there is no evidence to suggest that development of the site for housing could not be capable of being supported by existing and planned water and sewerage infrastructure capacity. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the

	<p>design and layout of any new development.</p> <p>There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring (the site is within an identified 'groundwater area' so will require testing and monitoring for at least 12 months to determine level of ground water). This also applies to foul drainage and Codford is unsewered in relation to public drainage therefore a foul drainage disposal system would need to be provided. Surface water systems must be sealed as per sewers. Soakaways/infiltration may not work. Any discharge into the local watercourses must be at a controlled rate. There is surface water flooding in the southern part of site, thus storm water disposal will be an issue as will foul drainage as no public system in area. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>Warminster is a high risk area for impacts on the Hampshire River Avon SAC. Ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Water supply has limited capacity in local distribution mains. For foul water there are private systems which would need consent from the Environment Agency. However, there is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the design and layout of any new development. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. (See response to Q1 above also).</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of SuDs within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces.</p>

	<p>There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring (the site is within an identified 'groundwater area' so will require testing and monitoring for at least 12 months to determine level of ground water). This also applies to foul drainage and Codford is unsewered in relation to public drainage therefore a foul drainage disposal system would need to be provided. Surface water systems must be sealed as per sewers. Soakaways/infiltration may not work. Any discharge into the local watercourses must be at a controlled rate. There is surface water flooding in the southern part of site, thus storm water disposal will be an issue as will foul drainage as no public system in area. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. (See response to Q1 above also).</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site is within sub- catchment of the Hampshire Avon which is particularly vulnerable to phosphate loading and is not served by mains sewerage systems. Package treatment would be required, which is a less sustainable solution (than connections to a mains STW) and would require Environment Agency consent.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 3</p> <p>The site does not lie within a Groundwater Source Protection Zone. Warminster is a high risk area for impacts on the Hampshire River Avon SAC. Ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan. There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand.</p> <p>Water supply has limited capacity in local distribution mains. For foul water there are private systems which would need consent from the Environment Agency as there is no public sewerage system. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the design and layout of any new development. The site is within an identified 'groundwater area' so will require testing and monitoring for at least 12 months to determine level of</p>	

ground water. There is surface water flooding in the southern part of site, thus storm water disposal will be an issue as will foul drainage as no public system in area. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.

SA Objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

1. Maintain and improve local air quality?

The site is not located within an Air Quality Management Area (AQMA) and currently Codford does not have any specific air quality issues.

No significant effects on air quality are foreseen with development at this location but minor effects are likely. Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic).

Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site is within walking distance of village services which could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy and is unlikely to adversely affect any AQM elsewhere within the county. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.

2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?

Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light). This site is immediately adjacent to the A36 therefore noise and air quality impacts must be considered in detail. A suitable and sufficient assessment of the road traffic noise and air quality should be commissioned by any applicants and attenuation measures included in the layout and design. Attenuation measures may include barriers such as bunds or fencing and may take up some of the land area reducing the area available for housing.

3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ²¹⁹ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	On the basis of available evidence, the development of this site for housing would be unlikely to lead to significant adverse air quality impacts on any relevant SACs.
Assessment outcome (on balance) -	
Summary of SA Objective 4	

²¹⁹ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

The site is in a central location to the village of Codford and is within an accessible location to the services offered at the village level. Development of the site would increase commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs.

The site does not fall within a designated AQMA and does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour, light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures would need to be developed in accordance with national and local plan policy.

Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable

SA Objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

Summary of SA Objective 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Effects are considered likely to be minor adverse against this objective.

SA Objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. No specific vulnerabilities are known with regards this particular site. The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p> <p>There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring (The site is within an identified 'Groundwater area' so will require testing and monitoring for at least 12 months to determine level of ground water). This also applies to foul drainage and believed Codford to be unsewered in relation to public drainage therefore will need to provide foul drainage disposal system. Surface water systems must be sealed as per sewers. Soakaways/infiltration may not work. Any discharge into the local watercourses must be at a controlled rate. There is a pond present adjacent to the south eastern boundary of the site. There is surface water flooding in southern part of site, thus storm water disposal will be an issue as will foul drainage as no public system in area. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more</p>

	resilient buildings and spaces (general design and robust materials).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding, including Sustainable Drainage Systems (SuDs)?	<p>The site is located within Flood Zone 1. The site has the potential to accommodate appropriate Sustainable Drainage System measures to manage surface water run-off from built form and should be incorporated in to the design and layout of any development scheme. See Wiltshire Council's Ground Water Strategy and CIRIA Guidance Part E, Chapter 25.</p> <p>There is a pond present adjacent to the south eastern boundary of the site. There is surface water flooding in southern part of site, thus storm water disposal will be an issue as will foul drainage as no public system in area. There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring (The site is within an identified 'Groundwater area' so will require testing and monitoring for at least 12 months to determine level of ground water). This also applies to foul drainage and believed Codford to be unsewered in relation to public drainage therefore will need to provide foul drainage disposal system. Surface water systems must be sealed as per sewers. Soakaways/infiltration may not work. Any discharge into the local watercourses must be at a controlled rate. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p>
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Proposals for development should be informed by a site specific flood risk assessment as the site is greater than 1 ha in size. (Also see comments in response to 5 above).
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) -	
Summary of SA Objective 5b	
<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Development of the site which may lead to localised surface water flooding. There is a pond present adjacent to the south eastern boundary of the site. There is surface water flooding in southern part of site, thus storm water disposal will be an issue as will foul drainage as no public system in area. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring. System measures to manage surface water run-off from built form and should be incorporated where possible into the design and layout of any development scheme. See Wiltshire Council's Ground Water Strategy and CIRIA Guidance Part E, Chapter 25. No details of drainage exist as yet but there is potential to introduce pollution prevention measures. The site will require at planning application stage to be supported by a Flood Risk Assessment taking into account appropriate Sustainable Drainage System measures. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	

SA Objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	There are several listed buildings located close to the site, including one (Stable Cottage) located within 50m and the grade II* listed church but there is existing development and vegetation between. Development of the site may affect the setting of these heritage assets and their significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. There is potential for adverse effects to occur, however in the event they arise there is some potential of mitigation. There is no Conservation Area within Codford and no Scheduled Monuments within close proximity to the site.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as high so further archaeological assessments to support development of the site are required. The historic landscape of the site has been evaluated as low sensitivity. The site is recognised as being post medieval piecemeal fields which is a common/frequent landscape character of the area.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	There is no Conservation Area within Codford. Development would be capable of maintaining and enhancing the character and distinctiveness of Codford, whether it be through a reduced scale of development, design of dwellings and high quality materials if a Heritage Impact Assessment considers them to be necessary.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no 'at risk' heritage assets on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.

Assessment outcome (on balance) - -

Summary of SA Objective 6

There are several listed buildings located close to the site, including one (Stable Cottage) located within 50m and the grade II* listed church but there is existing development and vegetation between. Development of the site may affect the setting of these heritage assets and their significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. There is potential for adverse effects to occur, however in the event they arise there is some potential of mitigation. An archaeological assessment would be required to determine the archaeological potential of the site. Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.

SA Objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place

Decision Aiding Questions. Will the development site...

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The site is within the Cranborne Chase AONB. This is a highly important landscape designation. The Landscape Character of this site falls within the Chalk River Valley typology. It is of strong character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as to conserve. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside provided suitable landscape mitigation measures are employed. There are hedgerows present on site which could be extended for further screening given the location of the site on the rural fringe. There are sensitive visual receptors (houses) in the vicinity of the site and the site would be visible from other parts of the AONB. Intervisibility is considered to be low. It is considered that housing development at this site would result in potential landscape and visual impacts that could be difficult to mitigate. A robust mitigation and enhancement strategy is essential.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspace and the wider countryside for recreation.</p>
<p>4. Conserve and enhance areas with</p>	<p>The site is within the Cranborne Chase AONB. This is a highly important landscape designation. However, as Codford is</p>

landscape designations and take account of their management objectives, in particular for the three local AONBs ²²⁰ ?	situated wholly within the AONB, all potential sites in the village will need to be considered and appropriately assessed in order to address the indicative housing requirements set out in the adopted Core Strategy. Such assessments will need to address the provisions of national policy (paragraphs 115 and 116 of the NPPF). Given the location of the development on the edge of Codford, it may be visible from other points in the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.
5. Protect rights of way, open space and common land?	Development at this site would not be expected to have a significant effect or loss on the Public Rights of Way network, open space or common land. In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	
Summary of SA Objective 7	
<p>The site is greenfield land located on the rural fringe of Codford. The site is within the Cranborne Chase AONB. This is a highly important landscape designation.</p> <p>Views into the site from a number of locations from residential properties and surrounding open countryside, as well as views from other parts of the AONB. The level of effect would depend on the design of the development and employment of substantial mitigation measures. It is considered that housing development at this site would result in potential landscape and visual impacts that may only be successfully mitigated with robust mitigation and enhancement strategies. The site is of a size which could deliver areas of public open space or green infrastructure within the site. Overall, this site is considered likely to have moderate adverse effect against this</p>	

²²⁰ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

objective and mitigation would be problematic.	
SA Objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	There is no known emerging neighbourhood plan.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.
Assessment outcome (on balance) + +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for up to approximately 18 residential units (though this may be reduced through the mitigation set out in this assessment).	

<p>Development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy and has the potential to deliver affordable units alongside open market units. Overall it is considered that allocation of this site would have a moderate beneficial effect on SA Objective 8.</p>	
<p>SA Objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Promote design of buildings and spaces to reduce crime and the fear of crime?</p>	<p>In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.</p>
<p>2. Promote design of buildings and spaces to reduce obesity?</p>	<p>In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.</p>
<p>3. Promote the design of buildings and spaces to meet the changing needs of the population?</p>	<p>In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.</p>
<p>4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the</p>	<p>There is a doctor’s surgery within Codford village, which is a branch surgery for the Orchard Surgery, Wilton. All town surgeries currently have capacity issues and would require mitigation to meet additional patient demand.</p>

additional demand?	
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Codford area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 0047B LSOA, which is amongst the 50% least deprived neighbourhoods in the country ²²¹ . Development of this site is likely to contribute to improving poverty and deprivation in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by a bus route providing connectivity to Warminster and Wilton and the wider the public transport network. Given the limited services within Codford it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand	Wylve Valley Church of England Primary School currently has surplus places and would benefit from housing within its catchment. It is also on a large site so could be expanded if required. The secondary school feeds to Kingdown in Warminster. The secondary places situation in Warminster is complex. Kingdown

²²¹ English indices of deprivation (DCLG, 2015)

generated from the site?	School is almost full and is forecast to fill completely over the next two to three years. The school cannot be expanded on its current site. A second site for the school is being sought on the WWUE which will support approx. 300 secondary pupils. This will however only be sufficient new places to cater for WWUE itself. Unless the developer of the WWUE was prepared to provide a larger site (over and above what is required to support their own development) then there is no way of creating further secondary places in the town.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 9</p> <p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. There may be some adverse effects on the amenity for existing residents through increased urbanisation and population numbers. The GP Surgery currently has capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site. The local primary school has surplus places. Secondary education needs would be problematic to mitigate since it is reliant upon other developments delivering a new site within Warminster.</p> <p>Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic in the light of the issues surrounding secondary education the development.</p>	
<p>SA Objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking routes to local services / facilities/employment, given its size. The site is accessed via a narrow track off High Street. High Street is classed as a minor (C class) road with no pedestrian crossing. A pedestrian crossing might be required if evidence suggests this is necessary as a result of this development. There is potential for further opportunities for increasing walking accessibility to facilities. There is potential opportunity for cycling provision but the A36 less so for any considerable distance.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance,	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on

to reduce out-commuting?	jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is well located in terms of access to the primary school, post office, doctors surgery, public house, village hall, shop, garage and church but walking from the site to access these facilities is for some of the journey by foot, unsafe although there is scope for some limited improvement. The village is serviced by several bus routes and has six bus stops. The closest to the site is The Grove, some 100m distance which offers a direct service to Bath Bust Station (via Trowbridge) and Salisbury. The nearest train station (Warminster) is beyond walking/cycling distance. However, given the limited services within Codford it is however likely that residents would be reliant on the use of a private vehicle.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 10</p> <p>The site is located in the west of the large village of Codford. The site is accessed off High Street via a narrow track with no footway. The site is within walking distance of the services and facilities but part of the route lacks a footway. The types of facilities found in higher order settlements such as Warminster, Salisbury and Wilton mean that overall residents are still likely to rely upon use of the private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village. Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.</p>	
SA Objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
Summary of SA Objective 11	

The site is located on a greenfield land. Development will increase the local population resulting in a small contribution towards the local rural economy through use of local services and facilities and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term (and potential use of local services such as the pub), and will help stimulate the local economy once built by providing an increase in workforce in the medium-long term for local employers. It is expected that development in this location would support the viability of local services, facilities and businesses of Codford village. Overall it is considered that it is likely that there would be no adverse effect and whilst there are no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely to have a minor positive effect on the local economy and meet the aim of SA Objective 11.

SA Objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	This is a greenfield site. The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However, in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.

Assessment outcome (on balance) +

Summary of SA Objective 12

This is a greenfield site, therefore development of the site for housing does not lead to the loss of designated employment land and is not being considered for employment land. The development of the site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on SA Objective 12.

Heytesbury

Site 3486 – Heytesbury Park, Heytesbury

Site context	
Site size: 4.79ha Site capacity: approximately 112 dwellings	
The site is flat and made up of the Heytesbury cricket club / playing field and football pitch. There are associated pavilion and storage units on site. The site has many mature trees within it and mature hedgerow, trees and fencing at the boundaries of the site. The road (Park Street) flanks almost the entire length of the sites southern boundary. The A36 runs to the north and there is a further road to the west. Both are separated from the site by a narrow strip of land.	
SA Objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The site is currently used as a cricket club / playing field and football pitch and therefore may have already had some limited adverse effects regarding fragmentation of existing habitats. There is potential for bat roosts within ancillary buildings. The site is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of further habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	Development at the village could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA therefore recommends that options for this settlement are removed from the process at this stage. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan. This judgement was made as a part of preparing the WCS but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.
3. Result in greater community engagement with biodiversity?	Given the size of the site it could be possible that development of this site could lead to greater community engagement with biodiversity through provision of open space and access to the open countryside beyond.

4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors. Beyond Park Lodge (approx. 350m from the site) is a stream that is linked to the River Wylye (part of the River Avon SAC catchment). Protection should be given to mature hedgerows and trees within the site and along the boundaries of the site where possible (especially those with TPO's). Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of public open space which may give opportunities for biodiversity enhancement.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.
6. Ensure all new developments have regard to and protect BAP habitats/ species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows). There are 24 trees with Tree Preservation Orders (TPO's) and 3 buildings within the site, including 2 pavilions, which are likely to be suitable for roosting bats. Ecological assessment would be required.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process with regard to the impact of development on the River Avon SAC in light of the Nutrient Management Plan.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. However, 24 trees with Tree Preservation Orders (TPO's) and a number of significant trees which have potential for TPO's. Protection should be given to any mature trees within the site and along the site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council's current guidance areas.

<p>11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?</p>	<p>The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</p>
<p>Assessment outcome (on balance) - - -</p>	
<p>Summary of SA Objective 1</p> <p>Mitigation to offset the potential effects of development on local ecological features is likely to be possible, which would need to be determined by an ecological assessment in support of a planning application. However, due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process and in the determination of any planning application for the development of the site. Overall it is considered that the effects would be major adverse given potential impacts on the River Avon SAC.</p>	
<p>SA Objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is situated on the edge of the large village of Heytesbury which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and there is a bus stop present within the village providing connectivity to Salisbury and Warminster and the wider public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Salisbury and Warminster for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location and relationship with nearby Listed buildings.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>This is a greenfield site currently used to provide community recreational sports facilities and therefore there is some potential for maximising the reuse of previously developed land.</p>

3. Encourage remediation of contaminated land?	At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. The site is used as a playing field/sports pitches, with associated pavilion and storage units. It is unlikely that there is contamination, however the site should be screened for contaminated land potential and any necessary mitigation measures identified.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	The site contains a playing field, cricket pitch, football pitch and several associated buildings and would not, therefore, involve the loss of BMV land.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p>The site is greenfield used for community recreational sports facilities. There would be no loss of BMV land. There are no known contamination issues, however the site should be screened for contamination and any necessary mitigation measures identified. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	
<p>SA Objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively

<p>impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water.</p> <p>Heytesbury is not connected to the public sewer network, existing residents have private arrangements.</p> <p>There is no evidence to suggest that water could not be supplied to any housing development particularly given the presence of a main within the boundaries of the site (easement and protection would be required to be provided and maintained free of development. Agreement will be required.). However, network modelling will be required to consider the impact of 100 dwellings. This scale of development may require reinforcement works.</p> <p>The site is on underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring testing and monitoring for at least 12 months to determine level of ground water. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>There is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the design and layout of any new development.</p> <p>The Warminster area is a high risk area for impacts on the Hampshire River Avon SAC. Ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In the light of capacity issues, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water, particularly in relation to water supply.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage.</p> <p>Heytesbury has no public surface water system and is underlain by chalk. It may susceptible to seasonal groundwater level fluctuations and surface water flooding. Surface water drainage attenuation measures, including the monitoring of groundwater levels (in accordance with the Council's Groundwater Strategy and CIRIA guidance, part E, chapter 25) would need to be</p>

	addressed as part of any planning process and may have an impact on the net developable area. The use of SuDs could be problematic.
5. Protect, and where possible, improve surface, ground and drinking water quality?	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p> <p>The site is within Groundwater Source Protection Zone 3 and there are implications for pollution of water resources. There is potential to mitigate any impacts through pollution prevention measures in consultation with the Environment Agency.</p>
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	<p>The site is within sub- catchment of the Hampshire Avon which is particularly vulnerable to phosphate loading and is not served by mains sewerage systems. Package treatment would be required, which is a less sustainable solution (than connections to mains STW) and would require Environment Agency consent.</p> <p>The site is within sub- catchment of the Hampshire Avon which is particularly vulnerable to phosphate loading and is not served by mains sewerage systems. Package treatment would be required, which is a less sustainable solution (than connections to a mains STW) and would require EA consent.</p>
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 3</p> <p>Residential development on this site would result in a limited increase in demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction need to be assessed further through the determination of any planning application. Further capacity assessment is needed in respect of foul drainage. These matters should not preclude the development of the site.</p> <p>Given the geology of the area and groundwater sensitivities, the provision of soakaway and SuDs and other attenuation measures might be problematic and could reduce the net developable area.</p> <p>The site is located within Groundwater Source Protection Zone 3 and in proximity to a watercourse which drains into the River Avon, so there is potential for surface water pollution caused by surface water run-off. However, there is the potential to introduce pollution prevention measures in consultation with the Environment Agency and the Council's drainage team.</p> <p>Warminster is a high risk area for impacts on the Hampshire River Avon SAC. Ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its</p>	

conservation targets. Wiltshire Council are currently working with Natural England the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.

There is no evidence to suggest that development of the site for housing could not be supported by planned water and sewerage infrastructure to cope with demand. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Development at this site would be capable of incorporating measures to positively respond to the predicted effects of climate change. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including SuDs.

Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.

SA Objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Heytesbury does not have any specific air quality issues.</p> <p>No significant effects on air quality are foreseen with development at this location but minor effects are likely. Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic).</p> <p>Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site is within walking distance of village services which could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy and is unlikely to adversely affect any AQM elsewhere within the county. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts</p>

and/or location of development?	<p>would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>This site is immediately adjacent to the A36 therefore noise and air quality impacts must be considered in detail. A suitable and sufficient assessment of the road traffic noise and air quality should be commissioned by any applicants and attenuation measures included in the layout and design. Attenuation measures may include barriers such as bunds or fencing and may take up some of the land area reducing the area available for housing.</p>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS ²²² ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	<p>The site is within sub- catchment of the Hampshire Avon which is particularly vulnerable to phosphate loading and is not served by mains sewerage systems. Package treatment would be required, which is a less sustainable solution (than connections to a mains STW) and would require EA consent.</p> <p>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p>
6. Seek to contribute to air quality improvements by locating new development so as to reduce the	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as

²²² Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

need to travel by private car?	good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p>The site is in a central location to the village of Heytesbury and is within an accessible location to the services offered at the village level. Development of the site would increase commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs.</p> <p>The site does not fall within a designated AQMA and does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour, light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures would need to be developed in accordance with national and local plan policy.</p> <p>Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	
SA Objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.

3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 5a</p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Effects are considered likely to be minor adverse against this objective.</p>	
<p>SA Objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is located within Flood Zone 1. As such, the development of the site would need to ensure that surface water run-off would not contribute to an exacerbation of flood risk from fluvial sources. This site is underlain by chalk and may be susceptible to seasonal fluctuations in groundwater levels, with implications for surface water. Monitoring will be required in accordance with the Council's Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a suitable storm water disposal system which may have an impact on the size and area of development. The design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk.</p> <p>The layout design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters;

	<ul style="list-style-type: none"> • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	<p>The ability of any development to accommodate SuDs on site is currently unknown at this time in the light of geological conditions and the need for groundwater monitoring. Conventional soakaways may also be unsuitable. Drainage solutions might affect the developable area of the site.</p> <p>Storm/surface water disposal also needs to be considered as part of any surface water strategy. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25.</p>
4. Minimise the risk of flooding to people and property (new and existing development)?	<p>The site is located within Flood Zone 1. Development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. Proposals for development should be informed by a site specific flood risk assessment as the site is greater than 1 ha in size. Development proposals would need to ensure that the risk of flooding to people and property is minimal. A Flood Risk Assessment would be required.</p> <p>Surface water run-off would need to be such that risk of flooding to people and property on the lower ground is minimised particularly given ground conditions and topography.</p>
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) -	
Summary of SA Objective 5b	
<p>The site is located within Flood Zone 1 and risk of flooding created by impermeable surfaces on the site due to residential development may have the potential to be addressed through mitigation measures to ensure the surface runoff from the site is not increased. A Flood Risk Assessment would be required.</p> <p>Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	
SA Objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	

<p>1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?</p>	<p>The site forms former parkland of Heytesbury House, located approximately 60m to the north of the site on the opposite side of the A36. The house is grade II* listed and the stable block and coach house are both grade II listed. There are also a number of listed buildings located to the southwest of the site, the closest being Tinkers located approximately 10m away and the Hospital of St John and associated stables and walls and gates, all located within 20m of the site. There is also a cluster of six grade II listed buildings to the southwest of the site. The nearest, No's 109 to 113 Park Street are located approximately 13m from the site, the grade II listed walls, gates and pillars associated with Heytesbury House are located approximately 19m away and The Old Estate House is located approximately 50m from the site. The Conservation Area flanks the western boundary of the site.</p> <p>Development of the site would very likely affect the setting of these heritage assets and their significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are likely and would seem to be difficult to mitigate.</p> <p>There are no Scheduled Monuments within close proximity to the site.</p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p>The site is recognised as containing medieval earthworks and park and garden and has high archaeological potential. Further archaeological assessments are required The historic landscape of the site has been evaluated as high sensitivity. The site is recognised as being well preserved historic parkland with extant features and which forms an important part of the character of the settlement and former Heytesbury Manor.</p>
<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p>The site contains no existing historical buildings and as such no opportunity to reuse historical buildings or buildings of significance is presented.</p>
<p>4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?</p>	<p>The western boundary of the site is adjoining the Heytesbury Conservation Area. Maintaining and enhancing the character and distinctiveness of Heytesbury may be difficult should the site be allocated for development which would potentially have to include significant mitigation measures such as reduced scale of development, design of dwellings and high quality materials if a Heritage Impact Assessment considers them to be necessary.</p>
<p>5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?</p>	<p>There are no 'at risk' heritage assets on site.</p>

6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 6</p> <p>Development on this site is likely to harm the preservation and setting the important historic environment of Heytesbury. The historic buildings of Heytesbury House, stable blocks and coach house are located to the north of the site and there are a number of listed buildings located within close proximity to the southeast and southwest. The site also adjoins the Conservation Area. Development of the site it very likely to cause significant harm to the setting of these historic assets and would result in the erosion of character to the wider surroundings and historic character of the adjoining conservation area and well preserved historic parkland with extant features. The archaeological potential and historic landscape sensitivity of this site is high. The site is recognised as being an important part of the character of the settlement and the former Heytesbury Manor. Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.</p>	
<p>SA Objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the countryside?	The Landscape Character of this site falls within the Chalk River Valley typology. It is of strong character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as to conserve. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Heytesbury, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees to shield the development contained within. There are hedgerows present on site which could be extended for further screening given the location of the site on the rural fringe. There are sensitive visual receptors (houses) in the vicinity of the site. Intervisibility is considered to be low. It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.

Infrastructure Strategy?	
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspace and the wider countryside for recreation.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ²²³ ?	The site lies outside of the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.
5. Protect rights of way, open space and common land?	The development of the site will affect publicly accessible open space, green infrastructure, recreation facilities or a public right of way given that the site is used for recreational facilities (football and cricket), local amenity for open space and general recreation.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	
Summary of SA Objective 7	
The site is currently used for recreational facilities and amenities for the local community. Views into the site from a number of locations from residential properties and	

²²³ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

surrounding open countryside, as well as views from the Conservation Area. The level of effect would depend on the design of the development and employment of substantial mitigation measures. It is considered that housing development at this site would result in potential landscape and visual impacts that may only be successfully mitigated with robust mitigation and enhancement strategies. The site is of a size which could deliver areas of public open space or green infrastructure within the site. The development of the site will affect publicly accessible open space, green infrastructure, recreation facilities or a public right of way given that the site is used for recreational facilities (football and cricket), local amenity for open space and general recreation. Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.

SA Objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	There is no known emerging Neighbourhood Plan.
7. Provide for an adequate range of housing in rural areas, whilst	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.

avoiding isolated dwellings?	
Assessment outcome (on balance) + + +	
<p>Summary of SA Objective 8</p> <p>The whole SHLAA site provides capacity for up to approximately 112 residential units (though this may be reduced through the mitigation set out in this assessment). Development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units. Overall it is considered that allocation of this site would have a major beneficial effect and meet the aim of SA Objective 8.</p>	
<p>SA Objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. However, the site is currently used for recreation, with cricket and football pitches and development of site would lead to a loss of this existing sport / recreational facility. Possible mitigation would have to allow for provision of this amenity in another area of the village, with enhanced facilities. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is no doctor’s surgery within Heytesbury village. Heytesbury is within the catchment of Orchard Surgery, Wilton with the nearest surgery at Codford which is approximately 3.5 miles from the village. The site is also within the outer boundary of the catchment of the Avenue Surgery, Warminster, which is approximately 5.5 miles away. All town surgeries currently have capacity issues and would require mitigation to meet additional patient demand.

5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Heytesbury area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 0047C LSOA, which is amongst the 50% least deprived neighbourhoods in the country ²²⁴ . Development of this site is likely to contribute to improving poverty and deprivation in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by a bus route providing connectivity to Warminster and Salisbury and the wider the public transport network. Given the limited services within Heytesbury it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>Heytesbury Church of England Primary School currently has surplus places in all but two year groups. Whilst the site is relatively small there should still be some potential for expansion if required. The birth rate in the catchment area is also declining so the school would benefit from housing in its catchment.</p> <p>The secondary school feeds to Kingdown in Warminster. The secondary places situation in Warminster is complex. Kingdown School is almost full and is forecast to fill completely over the next two to three years. The school cannot be expanded on its</p>

²²⁴ English indices of deprivation (DCLG, 2015)

	<p>current site. A second site for the school is being sought on the WWUE which will support approx. 300 secondary pupils. This will however only be sufficient new places to cater for WWUE itself. Unless the developer of the WWUE was prepared to provide a larger site (over and above what is required to support their own development) then there is no way of creating further secondary places in the town.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 9</p> <p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The site is within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. The village does not have a GP Surgery and there are capacity issues at the nearest surgeries. Mitigation would be required to support additional patient demand arising from the development of the site. The local primary school has some surplus places. Secondary education needs would be problematic to mitigate since it is reliant upon other developments delivering a new site within Warminster.</p> <p>Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic in the light of the issues surrounding secondary education.</p>	
<p>SA Objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p>In accordance with national policy/local plan policy and best practice, the development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking routes to local services / facilities/employment, given its size. The site is accessed via a field gate off Park Street. There is a footway along the road and along High Street which leads to the centre of the village. This would allow safe pedestrian access to and from the site. High Street is a 'C' class road with no crossing. To facilitate good walking connections crossing may be required to ensure the road can be crossed safely. There is potential for further opportunities for increasing walking accessibility to facilities. There is potential opportunity for cycling provision but the A36 less so for any considerable distance.</p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p>Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.</p>
<p>3. Improve the jobs/homes balance, to reduce out-commuting?</p>	<p>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</p>
<p>4. Promote developments in</p>	<p>The site is well located in terms of access to the primary school, post office, public houses, village hall, shop and church but</p>

<p>accessible locations that reduce the need to travel and reliance on the private car?</p>	<p>walking from the site to access these facilities is safe although there is scope for some limited improvement. The village is serviced by two bus routes and has two bus stops. The closest to the site is The Angel, some 125m distance which offers a direct service to Bath Bust Station (via Trowbridge) and Warminster. The nearest train station (Warminster) is beyond walking/cycling distance. However, given the limited services within Heytesbury it is however likely that residents would be reliant on the use of a private vehicle.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 10</p> <p>The site is located in the east of the large village of Heytesbury. There is an existing access off Park Street. The site is closely related to the village and is within walking distance of the services and facilities, all of which are accessible by footway. However, there is currently no crossing in the village. The types of facilities found in higher order settlements such as Warminster and Salisbury mean that overall residents are still likely to rely upon use of private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	
<p>SA Objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?</p>	<p>Not relevant in this location.</p>
<p>2. Support the rural economy?</p>	<p>The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.</p>
<p>Assessment outcome (on balance) + + +</p>	
<p>Summary of SA Objective 11</p> <p>The site is located on greenfield land currently used as sports recreational ground. Development would increase the local population significantly, resulting in a contribution towards the local rural economy through use of local services and facilities and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term (and potential use of local services such as the pub), and will help stimulate the local economy once built by providing an increase in workforce in the medium-long term for local employers. It is expected that development in this</p>	

location would support the viability of local services, facilities and businesses of Heytesbury village. Overall it is considered that it is likely that there would be no adverse effects and whilst there are no known specific regeneration benefits of the site from housing development, the allocation of this site would be likely to have major benefits for the local economy and meet the aim of SA Objective 11.

SA Objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce

Decision Aiding Questions. Will the development site...

1. Support retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However, in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.

Assessment outcome (on balance) +

Summary of SA Objective 12

The development of the site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on SA Objective 12.

Site OM004 - Land west of Heytesbury adjacent to Greenlands, Heytesbury

Site context

Site size: 2.5ha Site capacity: approximately 61 dwellings

This site lies adjacent to, and to the south of, the High Street leading out of the village to the west towards Cotley Hill roundabout. It is reasonably flat and in grazing use. The junction to Little London is opposite the north-east corner of the site. Greenlands forms the eastern boundary of the site where there is a thick, mature hedgerow. There is a line of mature trees and a ditch along the southern boundary of the site. The river Wylve runs very close to the southern boundary and immediately beyond that is the Cranborne Chase AONB.

SA Objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	<u>The site is currently used for grazing. There is a mature hedgerow along the southern boundary and mature hedgerow and trees along the southern boundary. However, site is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of further habitat fragmentation and allow appropriate restoration.</u>
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	<u>Development at the village could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There are also potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA therefore recommends that options for this settlement are removed from the process at this stage. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will not compromise the achievement of targets in the Nutrient Management Plan. This judgement was made as a part of preparing the WCS but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.</u>
3. Result in greater community engagement with biodiversity?	<u>Given the size of the site it could be possible that development of this site could lead to greater community engagement with biodiversity through provision of open space and access to the open countryside beyond.</u>
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	<u>In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors. Protection should be given to mature hedgerows and trees along the boundaries of the site where possible (especially those with TPO's). Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of public open space which may give opportunities for biodiversity enhancement.</u>
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	<u>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and</u>

	<u>species and allow for biodiversity gain.</u>
6. Ensure all new developments have regard to and protect BAP habitats/ species?	<u>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows). An ecological assessment would be required.</u>
7. Consider the findings of the HRA in site selection and design?	<u>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process with regard to the impact of development on the River Avon SAC in light of the Nutrient Management Plan.</u>
8. Maintain the existing extent of ancient woodland sites?	<u>The development of the site would not affect ancient woodland features. However, protection should be given to any mature trees within the site and along the site boundaries.</u>
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	<u>The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.</u>
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	<u>Not applicable – the site does not fall within one of the Council’s current guidance areas.</u>
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	<u>The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</u>
Assessment outcome (on balance) - - -	
Summary of SA Objective 1	
<u>Mitigation to offset the potential effects of development on local ecological features is likely to be possible, which would need to be determined by an</u>	

ecological assessment in support of a planning application. However, due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process and in the determination of any planning application for the development of the site. Overall it is considered that the effects would be major adverse given potential impacts on the River Avon SAC.

SA Objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p><u>The site is situated on the western edge of the large village of Heytesbury which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and there are bus services from the village providing connectivity to Salisbury and Warminster and the wider public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Salisbury and Warminster for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</u></p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p><u>This is a greenfield site in agricultural use. There is no previously developed land at this site.</u></p>
<p>3. Encourage remediation of contaminated land?</p>	<p><u>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</u></p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p><u>The development of the site could support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</u></p>
<p>5. Protect and enhance soil quality?</p>	<p><u>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.</u></p>
<p>6. Protect the best and most versatile agricultural land?</p>	<p><u>The northern part of the site would appear to be Grade 2 BMV and therefore development has the potential to lead to the loss of some BMV agricultural land.</u></p>

<p>7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?</p>	<p><u>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</u></p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 2</p> <p><u>The site is greenfield and in agricultural use. Development has the potential for some loss of Grade 2 BMV in the northern part of the site. There are no known contamination issues. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall it is considered that there would be a minor negative effect against this objective.</u></p>	
<p>SA Objective 3. Use and manage water resources in a sustainable manner</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p><u>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water.</u></p> <p><u>Heytesbury is not connected to the public sewer network, existing residents have private arrangements.</u></p> <p><u>There is no evidence to suggest that water could not be supplied to any new housing development. However, network modelling will be required to consider the impact of this many new dwellings. This scale of development may require reinforcement works.</u></p> <p><u>Disposal of foul and surface water may be an issue as no public drainage in the village.</u></p> <p><u>There is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity.</u></p> <p><u>The Warminster area is a high risk area for impacts on the Hampshire River Avon SAC. Ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources,</u></p>

	<u>however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will not compromise the achievement of targets in the Nutrient Management Plan.</u>
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<u>Suitable and timely investment would need to be agreed between the developer(s) and Wessex Water.</u>
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	<u>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</u>
4. Consider the need for adequate provision of surface water and foul drainage?	<u>Heytesbury has no public surface water system and is underlain by chalk. Disposal of foul and surface water may be an issue as there is no public drainage in the village. There is some risk of surface water flooding to the south of the site. Surface water drainage attenuation measures, including the monitoring of groundwater levels (in accordance with the Council's Groundwater Strategy and CIRIA guidance, part E, chapter 25) would need to be addressed as part of any planning process and may have an impact on the net developable area. The use of SuDs could be problematic.</u>
5. Protect, and where possible, improve surface, ground and drinking water quality?	<u>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</u> <u>The site is within Groundwater Source Protection Zone 3 and there are potential implications for pollution of water resources. There is potential to mitigate any impacts through pollution prevention measures in consultation with the Environment Agency.</u>
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	<u>The site is within the sub- catchment of the Hampshire Avon which is particularly vulnerable to phosphate loading and the village is not served by mains sewerage systems. Package treatment would be required, which is a less sustainable solution (than connections to mains STW) and would require Environment Agency consent.</u>

Assessment outcome (on balance) - -

Summary of SA Objective 3

Residential development on this site would result in a limited increase in demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction need to be assessed further through the determination of any planning application. Further capacity assessment is needed in respect of foul drainage. These matters should not preclude the development of the site.

Given the geology of the area and groundwater sensitivities, the provision of soakaway and SuDS and other attenuation measures might be problematic and could reduce the net developable area. The village is not served by mains sewerage systems. Package treatment would be required, which is a less sustainable solution (than connections to mains STW).

The site is located within Groundwater Source Protection Zone 3 so there is potential for surface water pollution caused by surface water run-off. However, there is the potential to introduce pollution prevention measures in consultation with the Environment Agency and the Council's drainage team.

Warminster is a high risk area for impacts on the Hampshire River Avon SAC. Ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.

Overall, this site is considered likely to have moderate adverse effects against this objective and mitigation would be problematic.

SA Objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

1. Maintain and improve local air quality?

The site is not located within an Air Quality Management Area (AQMA) and currently Heytesbury does not have any specific air quality issues.

No significant effects on air quality are foreseen with development at this location but minor effects are likely. Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). A noise assessment of the nearby railway and road traffic noise from the A36 would be required.

Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and

	<p><u>implemented in accordance with local plan policy and advice from relevant bodies. The site is within walking distance of village services which could be accessed by cycle or by foot. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing.</u></p> <p><u>Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of foot and cycleways could also help limit the effects of additional traffic from the site.</u></p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p><u>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u></p> <p><u>Noise impacts from the A36 and nearby railway line must be considered in detail. A suitable noise assessment should be commissioned by any applicants and attenuation measures included in the layout and design.</u></p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p><u>Development of the site for housing is likely to lead to some impacts due to increased private car usage. Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u></p>

4. Seek to reduce development in or near to AQMAS ²²⁵ ?	<u>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).</u>
5. Ensure that air quality impacts on local biodiversity sites are avoided?	<u>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with Core Strategy Core Policy 55 to address any environmental impacts.</u>
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	<u>This site is within walking and cycling distance of the village centre and there are public transport services from the village to Warminster and Salisbury. Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.</u>
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	<u>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with Core Strategy Core Policy 55 to address any environmental impacts.</u>
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p><u>The site is on the edge of the village but within walking and cycling distance of village facilities and public transport services. No significant effects on/from air quality are envisaged. Noise impacts from the A36 and nearby railway line must be considered in detail. A suitable noise assessment should be commissioned by any applicants and attenuation measures included in the layout and design.</u></p>	

²²⁵ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

<u>Overall it is considered that there would be minor adverse effects against this objective.</u>	
SA Objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	<u>Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in ‘Delivering strategic objective 2: to address climate change’ and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.</u>
2. Promote the development of renewable and low carbon sources of energy?	<u>Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal.</u>
3. Promote energy efficiency in buildings and new development?	<u>Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.</u>
4. Minimise contributions to climate change through sustainable building practices?	<u>Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.</u>
Assessment outcome (on balance) -	
Summary of SA Objective 5a	
<u>The effect of the development of this site would be to increase greenhouse gas emissions overall. However, any effects are considered likely to be minor adverse against this objective, given the number of dwellings involved.</u>	
SA Objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that	<u>The site is located within Flood Zone 1. However, there is an area of flood zone 2 and 3 near to the southern part of the site, associated with the River Wylye. Risk of surface water flooding to the southern part of the site and a sequential approach should be taken.</u>

<p>development can adapt to any future flood risk scenarios?</p>	<p><u>The development of the site would need to ensure that surface water run-off would not contribute to an exacerbation of flood risk from fluvial sources. This site is underlain by chalk and may be susceptible to seasonal fluctuations in groundwater levels, with implications for surface water. The design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk.</u></p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p><u>As a result of a changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</u></p> <ul style="list-style-type: none"> <u>• hotter summers;</u> <u>• milder winters;</u> <u>• increased periods without rain;</u> <u>• increased intensity in rainfall; and</u> <u>• more extreme weather events.</u> <p><u>Development would need to include climate change adaptation measures such as: designing to prevent overheating; heat resistant landscaping; more resilient foundations/ground floor levels; drought resistant planting; and generally more resilient buildings and spaces (general design and robust materials).</u></p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p><u>The ability of any development to accommodate SuDS on site is currently unknown in the light of geological conditions and the need for groundwater monitoring. Conventional soakaways may also be unsuitable. Disposal of foul and surface water may be an issue as no public drainage in the village.</u></p> <p><u>Storm/surface water disposal needs to be considered as part of any surface water strategy. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25.</u></p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p><u>The site is located within Flood Zone 1. However, there is an area of flood zone 2 and 3 near to the southern part of the site, associated with the River Wylve. There is a risk of surface water flooding to the southern part of the site and a sequential approach should be taken.</u></p> <p><u>Proposals for development should be informed by a site-specific flood risk assessment as the site is greater than 1 ha in size. Development proposals would need to ensure that the risk of flooding to people and property is minimal.</u></p> <p><u>Surface water run-off would need to be such that risk of flooding to people and property on the lower ground to the</u></p>

	<u>south is minimised particularly given ground conditions and topography.</u>
5. Protect and enhance the natural function of floodplains?	<u>In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain. However, there is an area of flood zone 2 and 3 near to the southern part of the site, associated with the River Wylye, and a sequential approach should be taken.</u>
Assessment outcome (on balance) -	
Summary of SA Objective 5b	
<u>The site is located within Flood Zone 1. However, there is an area of flood zone 2 and 3 near to the southern part of the site, associated with the River Wylye, and a sequential approach should be taken. Given the geology of the area and groundwater sensitivities, the provision of soakaway and SuDS and other attenuation measures might be problematic.</u>	
<u>Overall it is considered that there would be minor adverse effects against this objective.</u>	
SA Objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<u>There are no built heritage reasons for objecting to this site. No heritage assets within proximity of this site likely to be adversely affected.</u>
2. Ensure appropriate archaeological assessment prior to development?	<u>The archaeological significance of the site is described as medium. There are some known features within the site. Further archaeological assessments are required.</u> <u>The historic landscape sensitivity is described as low. Modern horse paddocks and grazing land created in an area of former post medieval parliamentary enclosure fields. This is a frequent/common character type.</u>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	<u>The site contains no existing historical buildings and as such no opportunity to reuse historical buildings or buildings of significance is presented.</u>

4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<u>The development of this site is unlikely to have adverse effects on the Heytesbury Conservation Area.</u>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	<u>There are no 'at risk' heritage assets on site.</u>
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	<u>The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and its setting.</u>
Assessment outcome (on balance) -	
<p>Summary of SA Objective 6</p> <p><u>Development of this site is considered unlikely to have significant effects. There are no built heritage reasons for objecting to this site. No heritage assets within proximity of this site likely to be adversely affected. The historic landscape sensitivity is described as low. However, the archaeological significance of the site is described as medium because there are some known features within the site and further archaeological assessments are required.</u></p> <p><u>Overall, this site is considered likely to have minor adverse effects against this objective.</u></p>	
<p>SA Objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p><u>The Landscape Character of this site falls within the Chalk River Valley typology.</u></p> <p><u>This site has inter-visibility with the Cranborne Chase AONB on rising ground to the south. It is a sensitive rural location but the nature of the valley floor and riparian vegetation would enable views to be filtered if development was of appropriate design and density. Enhancement to existing hedgerows and a robust landscape/GI strategy would be</u></p>

	<p><u>a prerequisite to any development plan.</u></p> <p><u>Development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. The site is of a size whereby landscape mitigation could be employed to reduce the effects. Boundary hedgerows and trees should be protected and enhanced. It is considered that housing development at this site would result in potential landscape and visual impacts but that these could be successfully mitigated with robust mitigation and enhancement strategies.</u></p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	<p><u>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.</u></p>
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	<p><u>Development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspace and the wider countryside for recreation. The site is situated on the edge of the village with access to local footpaths.</u></p>
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ²²⁶ ?	<p><u>This site has inter-visibility with the Cranborne Chase AONB on rising ground to the south. It is a sensitive rural location but the nature of the valley floor and riparian vegetation would enable views to be filtered if development was of appropriate design and density. Enhancement to existing hedgerows and a robust landscape/GI strategy would be a prerequisite to any development plan.</u></p>
5. Protect rights of way, open space	<p><u>There are no PROWs within or adjacent to the site that would be adversely affected by development. No public areas</u></p>

²²⁶ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

and common land?	<u>of open space or common land within or adjacent to the site.</u>
6. Protect the Western Wiltshire Green Belt from inappropriate development?	<u>The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.</u>
Assessment outcome (on balance) -	
Summary of SA Objective 7	
<u>The site is outside of the AONB to the south but has inter-visibility with it. It is a sensitive rural location but the nature of the valley floor and riparian vegetation would enable views to be filtered if development was of appropriate design and density. Enhancement to existing hedgerows and a robust landscape/GI strategy would be a prerequisite to any development plan.</u>	
<u>Overall, this site is considered likely to have minor adverse effects against this objective.</u>	
SA Objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	<u>The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.</u>
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	<u>Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs and has the potential to deliver affordable units alongside open market units.</u>
3. Ensure adequate provision of land to meet housing needs?	<u>In accordance with national policy/local plan policy, the allocation of the site would provide some housing supply to meet local and HMA targeted needs.</u>
4. Have regard to the settlement hierarchy?	<u>In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy – Heytesbury is a ‘Large Village’ - and thereby reduce the risk of speculative development in unsustainable locations.</u>
5. Ensure an adequate provision of housing in settlements to	<u>In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local</u>

accommodate employment expansion?	<u>opportunities for accessing employment.</u>
6. Consider the emerging Neighbourhood Plans?	<u>There is no known emerging Neighbourhood Plan in Heytesbury.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	<u>In accordance with national policy / local plan policy, the allocation of the site would provide housing to meet the needs of a rural community.</u>
Assessment outcome (on balance) + + +	
Summary of SA Objective 8	
<u>The whole site provides capacity for approximately 61 dwellings (though this may be reduced through the mitigation set out in this assessment). Development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units. Overall it is considered that allocation of this site would have major beneficial effects against this objective.</u>	
SA Objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	<u>In accordance with national policy/local plan policy, the development of the site could promote a design and layout that provides opportunities for reducing crime and the fear of crime. High quality design and good site access should take into account the design and layout of the dwellings and walking / cycle ways to reduce the fear of crime.</u>
2. Promote design of buildings and spaces to reduce obesity?	<u>In accordance with national policy/local plan policy and best practice, the development of the site could provide opportunities to improve cycling and walking routes to local services/facilities/employment and to the wider countryside. The site has the potential space to provide open /green space and children’s play areas and other landscaping to improve facilities and amenity.</u>
3. Promote the design of buildings and spaces to meet the changing needs of the population?	<u>In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.</u>
4. Ensure that new development will	<u>There is no doctor’s surgery within Heytesbury village. The nearest surgery – Cherry Orchard - at Codford is</u>

<p>be accessible to health facilities, and that they are able to cope with the additional demand?</p>	<p><u>approximately 3.5 miles from the village. The site is also within the outer boundary of the catchment of the Avenue Surgery, Warminster, which is approximately 5.5 miles away. All town surgeries currently have capacity issues and would require mitigation to meet additional patient demand.</u></p>
<p>5. Maximise opportunities within the most deprived areas?</p>	<p><u>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Heytesbury area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 0047C LSOA, which is amongst the 50% least deprived neighbourhoods in the country²²⁷. Development of this site is likely to contribute to improving poverty and deprivation in this area.</u></p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p><u>The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village, and bus services to other nearby settlements. Housing development on the site would provide an opportunity for existing services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by a bus route providing connectivity to Warminster and Salisbury. Given the limited services and facilities within Heytesbury it is however likely that residents would be mostly reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</u></p>
<p>7. Support the development of community campuses?</p>	<p><u>Development of community campuses is directed to the town level and therefore this is not appropriate for this site.</u></p>
<p>8. Is the site accessible to local schools and is there capacity to cope</p>	<p><u>This site falls in the catchment of Heytesbury Church of England Primary School. At present the school has some surplus places. The birth rate in the catchment area is declining so the school would benefit from additional housing</u></p>

²²⁷ English indices of deprivation (DCLG, 2015)

<p>with the additional demand generated from the site?</p>	<p><u>in its catchment. An assessment of pupil numbers would be made when any application is submitted.</u></p> <p><u>The nearest secondary school is Kingdown in Warminster. The secondary places situation in Warminster is complex. Kingdown School is almost full and is forecast to fill completely over the next two to three years. A second site for the school is being sought on the West Warminster Urban Extension (WWUE) which will support approx. 300 secondary pupils. This will however only be sufficient new places to cater for WWUE itself. Unless the developer of the WWUE was prepared to provide a larger site (over and above what is required to support their own development) then there is no way of creating further secondary places in the town.</u></p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 9</p> <p><u>The provision of housing could reduce poverty, deprivation and promote more inclusive and self-contained communities in this area. The site is within reasonable proximity to the limited services and facilities in the village. There are limited bus services in the village and people would mostly be reliant on private vehicles to access services and facilities further afield. The village does not have a GP Surgery and there are capacity issues at the nearest surgeries. Mitigation would be required to support additional patient demand arising from the development of the site. The local primary school has some surplus places. However, secondary education needs would be problematic to mitigate since it is reliant upon other developments delivering a new site within Warminster.</u></p> <p><u>Overall, development of this site is considered likely to have moderate adverse effects against this objective in the light of the issues surrounding secondary education capacity in the area.</u></p>	
<p>SA Objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p><u>Development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking routes to local services / facilities/employment, given its size. New footpath provision would be needed to serve any new development. There is an existing footway along the road and along High Street which leads to the centre of the village. To facilitate good walking connections a crossing may be required to ensure the road can be crossed safely.</u></p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p><u>Development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling.</u></p>

3. Improve the jobs/homes balance, to reduce out-commuting?	<u>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</u>
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	<u>The site is well located in terms of access to village facilities but new footpath provision would be required from this site. Facilities in the village are limited. The village is serviced by two bus routes but it is likely that development would increase journeys by private vehicle within the local area. The nearest train station (Warminster) is beyond walking/cycling distance.</u>
Assessment outcome (on balance) -	
<p>Summary of SA Objective 10</p> <p><u>The site is well located in terms of access to village facilities but development is likely to lead to an increase in private vehicle journeys in the local area due to the limited facilities in the village and limited bus services.</u></p> <p><u>Overall it is considered that there would be minor adverse effects against this objective.</u></p>	
<p>SA Objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	<u>Not relevant in this location.</u>
2. Support the rural economy?	<u>The site would provide new homes in the local area, thereby increasing the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.</u>
Assessment outcome (on balance) + +	
<p>Summary of SA Objective 11</p> <p><u>Development of this site for approximately 61 dwellings would be positive in terms of supporting the viability of local services and facilities and the vitality of the village. Development would increase the local population resulting in a contribution towards the local rural economy through use of local services and facilities and help to revitalise the village centre. Development will generate direct and indirect construction employment in the short-term and help</u></p>	

<u>stimulate the local economy once built.</u>	
<u>It is considered that there would be no adverse effects and moderate benefits overall given the size of the development.</u>	
SA Objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Support retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	<u>The Wiltshire Housing Sites Allocation Plan is not tasked with specifically allocating land for employment uses. However, in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the local area.</u>
2. Provide a focus for development in Salisbury and Trowbridge?	<u>The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away.</u>
Assessment outcome (on balance) +	
Summary of SA Objective 12	
<u>The development of the site for housing does not lead to the loss of employment land but is not being considered for employment uses. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on this objective.</u>	

A.11. Warminster Market Town

Warminster Market Town - Stage 3 Site Assessment Tables

Sites considered in this Area of Search

<u>Site 239 – Land on Upper Marsh Road</u>	Site 1032 – Bore Hill Farm, Warminster
Site 302 – Land at Bradley Road, Warminster	<u>Site 2091 – Land between Bath Road and A36</u>
Site 304 – Land at Boreham Road	Site 3242 – Land adjacent to Fanshaw Way, Warminster
Site 603 – Land east of The Dene, Warminster	<u>Site OM005 – Land at Brick Hill, Bath Road</u>
Site 793 – Westbury Road, Warminster	<u>Site OM006 - Land to the south of Boreham Road</u>
<u>Site 1030 – 44 & 45 Bath Road</u>	

Sites being taken forward by Wiltshire Council from this stage to Stage 4

Site 302 - Land at Bradley Road, Warminster	Site 304 – Land at Boreham Road
Site 603 – Land east of The Dene, Warminster	<u>Site 2091 – Land between Bath Road and A36</u>
Site 1032 - Land at Bore Hill Farm, Warminster	<u>Site 1030 – 44 & 45 Bath Road</u>

Warminster

Site 239 – Land on Upper Marsh Road, Warminster

Site context	
Site size: 4.15ha Site capacity: approximately 78 dwellings	
<u>The site is situated on the southern edge of Warminster, on land north of Upper Marsh Way and east of residential development at Damask Way. The site is on high ground with sloped topography at its boundaries. Mature trees flank the southern and northern boundaries of the site. The site is relatively open, with a public right of way crossing through the middle of the site.</u>	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	<u>The site is bordered to the north, east and south by mature trees and some woodland areas. To the north of the site lies Smallbrook Meadows County Wildlife Site (CWS) which comprises two Local Nature Reserves and a Wiltshire Wildlife Trust reserve. The habitat within the CWS is fen, marsh and swamp along the river, with other grassland habitats further from the watercourse. Development of this site should be directed to the southern half of the site, to avoid adverse impacts to the CWS. It is likely that this would reduce the developable capacity of the site. The main habitat within the site appears to be sheep grazed pasture but may be chalk grassland. This is surrounded by substantial tree belts and hedgerows which should all be retained and suitably buffered within any future development to provide darkened corridors along the edge of tree lines for bats, badgers, etc. Development of the site may not directly impact on these habitats but may have some adverse indirect impacts, and this would need to be fully explored through a robust ecological assessment. Badgers are recorded in significant numbers in this area and their foraging range is already under pressure from previous development therefore future proposals for this site must provide for badgers within the development by at least offering sufficiently wide, undisturbed foraging routes around the edges. The habitats on the site boundaries would need to be protected through provision of adequate landscaping borders and open space which would be expected to be part of a site-wide management plan.</u>
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs,	<u>Development at the settlement could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through increased water abstraction. Discharge from the Warminster Sewage Treatment Works (STW) affects levels of phosphates in the River Avon. Levels of phosphates in the river currently exceed the conservation targets for the Upper Wylve, resulting in likely significant effects on the River Avon SAC. The planned level of growth to 2026 has been subject to HRA which concluded that planned growth would not have an adverse effect on the SAC, subject to mitigation</u>

<p>SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p><u>outlined in the Nutrient Management Plan (NMP). This judgement was made as a part of preparing the Wiltshire Core Strategy (WCS) but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process.</u></p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p><u>The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as through improvement and connection to the adjacent public right of way network and retention and enhancement of habitat features through publicly accessible parts of the site.</u></p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p><u>In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.</u></p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p><u>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.</u></p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/species?</p>	<p><u>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site adjoins important BAP habitats which would need to be protected in any development of the site.</u></p>
<p>7. Consider the findings of the HRA in site selection and design?</p>	<p><u>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and increased discharges of sewage to the river. An appropriate assessment is required if the site is taken forward into any subsequent stage of the site selection process.</u></p>
<p>8. Maintain the existing extent of ancient woodland sites?</p>	<p><u>The development of the site would not affect ancient woodland features. The areas of mature trees on the northern and southern boundaries are not classified as ancient woodland.</u></p>
<p>9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury</p>	<p><u>The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the site selection process.</u></p>

Plain and New Forest SPAs?	
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	<u>Not applicable – the site does not fall within one of the Council’s current guidance areas.</u>
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	<u>There are no LGS in proximity to this site that are likely to be affected.</u>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 1	
<u>There is potential for adverse impacts on the habitats adjacent to this site, including Smallbrook Meadows CWS. Tree belts and hedgerows would need to be retained within any future development, and provision made for badger habitat. Mitigation to offset the potential effects of development on local ecological features may be possible. This would need to be determined by ecological assessment in support of a planning application to inform mitigation, compensation and enhancement measures. Due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment is required if the site is taken forward into any subsequent stage of selection process. Overall it is considered that the effects on this objective would be moderate adverse given mitigation associated with the River Avon SAC is likely to be problematic.</u>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<u>The site is situated on the edge of the market town of Warminster, which benefits from a good range of facilities and infrastructure. The site is within a moderately accessible distance to the services and facilities in the town centre. However, future residents are likely to rely on the private vehicle to access many of the services and facilities in the local area.</u> <u>Development of the site would be capable of delivering appropriate housing densities having regard to these considerations, and in line with other local planning policy and available evidence, and also having regard to the need to reflect and respond to the character of the adjoining residential development.</u>
2. Maximise reuse of previously developed land where	<u>The site is greenfield and does not appear to include any previously developed land. Development of this site would not present an opportunity to reuse previously developed land.</u>

possible/appropriate?	
3. Encourage remediation of contaminated land?	<u>The site is located on greenfield land, as opposed to brownfield i.e. previously developed land. On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</u>
4. Ensure the design and layout of new development supports sustainable waste management?	<u>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</u>
5. Protect and enhance soil quality?	<u>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.</u>
6. Protect the best and most versatile agricultural land?	<u>There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to contain some Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location, such a loss would be considered to be minor to negligible.</u>
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<u>The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</u>
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 2	
<u>The site is greenfield and does not appear to include any previously developed land. The site is within a moderately accessible distance to the services and facilities in the town centre. However, future residents are likely to rely on the private vehicle to access many of the services and facilities in the local area.</u>	
<u>The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</u>	
<u>Overall, minor adverse effects are considered likely against this objective.</u>	
SA objective 3. Use and manage water resources in a sustainable manner	

Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<u>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. Development of site would increase pressure on water supply network. Further investigation required regarding capacity of local sewer network.</u>
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<u>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. Development of site would increase pressure on the local water supply and sewage network.</u>
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	<u>In developing the site for housing, consideration would need to be given to the installation of water saving measures e.g. water harvesting and water metering, in line with local plan policies, national policy and the objectives of the relevant water utilities company.</u>
4. Consider the need for adequate provision of surface water and foul drainage?	<u>Site is in Flood Zone 1. The lower, northern part of the site is adjacent to Flood Zone 2 and 3. Adjacent lower ground is affected by flooding and any soakaway system would result in underground flow to those areas. No reason known why development could not include adequate provision of surface water and foul drainage infrastructure.</u> <u>Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) to control the risk of surface water flooding from impermeable surfaces.</u>
5. Protect, and where possible, improve surface, ground and drinking water quality?	<u>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site does not fall within a Source Protection Zone.</u>
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	<u>The site falls within the catchment of the Hampshire Avon. Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. Potential impacts of increased water abstraction and discharge will need to be considered further through an appropriate assessment if the site is taken forward in any subsequent stage of the site selection process.</u>

Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 3	
<p><u>The site is in Flood Zone 1 but adjacent to Flood Zone 2 and 3. Development of site would increase pressure on local water supply network. Further investigation required regarding capacity of local sewer network.</u></p> <p><u>Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward to any subsequent stage of the site selection process. Overall it is considered that the effects on this objective are likely to be moderate adverse since mitigation could be problematic to achieve.</u></p>	
SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	
Decision Aiding Questions. Will the development site...	
1. Maintain and improve local air quality?	<p><u>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).</u></p> <p><u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. The site is situated on the periphery of Warminster.</u></p> <p><u>Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</u></p>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<p><u>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u></p> <p><u>Noise assessment may be needed for nearby roads/commercial sites.</u></p>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other	<p><u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality e.g. increased private car usage. Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy</u></p>

particulates?	<u>and advice from relevant bodies.</u>
4. Seek to reduce development in or near to AQMAs ²²⁸ ?	<u>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Assessment would be required in support of any proposals to satisfy that this level of development will not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.</u>
5. Ensure that air quality impacts on local biodiversity sites are avoided?	<u>The HRA Screening confirmed that while development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	<u>The site is within a moderately accessible distance to the services and facilities in the town centre. Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality e.g. increased private car usage. Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u>
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	<u>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 4	
<u>Warminster does not have an AQMA. Notwithstanding that, local air quality is likely to be affected through increases in private car usage given its distance</u>	

²²⁸ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

<p><u>from the town centre and associated services. The site is located on the periphery of Warminster, and development is likely to increase local commuter traffic, which may impact on local air quality. The site is within a moderately accessible distance from the services and facilities within the town centre. Overall there are likely to be negative impacts arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Mitigation measures would need to be developed in accordance with national and local plan policy and based on air quality and noise assessments prepared in support of any planning applications. Air quality assessments should demonstrate that development would not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.</u></p>	
<p><u>On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.</u></p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Minimise emissions of greenhouse gases and ozone depleting substances?</p>	<p><u>Development of the site for housing would likely increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.</u></p>
<p>2. Promote the development of renewable and low carbon sources of energy?</p>	<p><u>Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.</u></p>
<p>3. Promote energy efficiency in buildings and new development?</p>	<p><u>Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.</u></p>
<p>4. Minimise contributions to climate change through sustainable building practices?</p>	<p><u>Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.</u></p>
<p>Assessment outcome (on balance) -</p>	
<p>SUMMARY OF SA OBJECTIVE 5a</p>	
<p><u>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in Delivering strategic objective 2: to address climate change and the related Core Policy 41: Sustainable construction and low carbon energy of the</u></p>	

<p><u>Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance, minor adverse effects are considered likely against this objective.</u></p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p><u>The site is located within Flood Zone 1 but adjacent to areas of Flood Zone 2 and 3. Adjacent lower ground to the north of the site is affected by flooding. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy.</u></p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p><u>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</u></p> <ul style="list-style-type: none"> <u>• hotter summers;</u> <u>• milder winters;</u> <u>• increased periods without rain;</u> <u>• increased intensity in rainfall; and</u> <u>• more extreme weather events.</u> <p><u>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</u></p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p><u>The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.</u></p>
<p>4. Minimise the risk of flooding to people and property (new and existing)</p>	<p><u>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. In accordance with the NPPF, a</u></p>

development)?	<u>Flood Risk Assessment will be required to support any future planning applications of 1ha or more.</u>
5. Protect and enhance the natural function of floodplains?	<u>The site is located within Flood Zone 1 but adjacent to Flood Zones 2/3 to the north. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy.</u>
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 5b</p> <p><u>The site is located within Flood Zone 1 but adjacent to areas of Flood Zone 2 and 3. Adjacent lower ground to the north of the site is affected by flooding.</u></p> <p><u>A Flood Risk Assessment will be required to support any future planning applications of 1ha or more.</u></p> <p><u>There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy.</u></p> <p><u>On balance, likely effects on this objective are considered to be moderate adverse.</u></p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<u>There is one designated heritage asset in the vicinity of the site adjacent to the southern boundary – Turnpike Cottage, a grade II listed house in the cottage orne style. The setting of the cottage has already been partially compromised by recent housing development at Henford Marsh and by the construction of number 84 Lower Marsh Road. However, development of this site is likely to cause further harm to the setting by bringing development closer to the cottage whose significance derives in no small part from its isolated rural character.</u>
2. Ensure appropriate archaeological assessment prior to development?	<p><u>The archaeological potential/sensitivity of the site is considered to be 'high'. Evaluation has been carried out on part of the site. Neolithic pits have been excavated on the northern part of the site, and the site is thought to lie in the vicinity of a medieval settlement. It is recommended that an archaeological assessment takes place as part of any future planning application.</u></p> <p><u>The historic landscape sensitivity of this site is considered to be 'medium'. The site is described as surviving</u></p>

	<u>medieval/post medieval piecemeal enclosures or meadows that lie at the edge of a probable post medieval water meadow system. Historic character is clearly legible with some possible association with the water meadow system to the north, which is certainly a feature of its setting.</u>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	<u>The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.</u>
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<u>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of the settlement through high quality design. The site is separated from the Conservation Area by modern development and there are unlikely to be any adverse impacts on this designation.</u>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	<u>The site does not contain any sites on the Heritage at Risk Register and therefore unlikely to present an opportunity to contribute to 'saving' heritage sites identified as being 'at risk'.</u>
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	<u>The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.</u>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 6	
<u>There is one designated heritage asset in the vicinity of the site. Development of this site is likely to cause further harm to the setting by bringing development closer to the cottage whose significance derives in no small part from its isolated rural character.</u>	
<u>The archaeological potential/sensitivity of the site is considered to be high. Historic Landscape Sensitivity of this site is considered to be medium.</u>	
<u>On balance, moderate adverse effects are considered likely against this objective given likely impacts on a listed building and high archaeological potential.</u>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local	

distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p><u>In terms of landscape character, the site falls within the Longleat-Stourhead Greensand Hills landscape typology. This forms part of a west-facing band of Greensand that extends from outside the western boundary of the county north eastwards towards Warminster. The overall strategy for this landscape type is to conserve the woodland, parkland and the mosaic of pastures and meadows that characterise the landscape along with the small scale villages, ancient sunken lanes and the largely intact pattern of small irregular fields bounded by ditched and banked hedgerows. The overall condition of the landscape is perceived to be good.</u></p> <p><u>The site is not within the Cranborne Chase AONB, but is within the setting of the AONB. The site is on high ground with sloped topography at its boundaries and a strong interface with the rural countryside. This will limit the developable capacity of the site and there would be a need to provide landscape and ecological enhancement & mitigation. A Tree Preservation Order, TPO/2018/00010/WOOD, has been placed on the narrow section of mature woodland situated adjacent Lower Marsh Road and property 83A.</u></p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	<p><u>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to and retention of the existing footpath networks and green corridors etc. The footpath WARM53 runs north-south across the site and there is good access to an extensive local PROW network</u></p>
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside	<p><u>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces. There is good access to the wider countryside and PROW network from this site.</u></p>

for recreation?	
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ²²⁹ ?	<u>The site is not within the Cranborne Chase AONB, but is considered to be within the setting of the AONB where there may be effects. The site is on high ground with sloped topography at its boundaries and a strong interface with the rural countryside.</u>
5. Protect rights of way, open space and common land?	<u>The footpath WARM53 runs north-south across the site and there is good access to an extensive local PROW network. Development of this site could maintain this right of way through the site, although access would be unlikely during the construction phase. The site is not designated open space or common land.</u>
6. Protect the Western Wiltshire Green Belt from inappropriate development?	<u>In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.</u>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 7	
<u>The site is not within the Cranborne Chase AONB, but is within the setting of the AONB and there could be effects on this designation. The site is on high ground with sloped topography at its boundaries and a strong interface with the rural countryside. This will limit the developable capacity of the site and there would be a need to provide landscape and ecological enhancement & mitigation. A Tree Preservation Order, TPO/2018/00010/WOOD, has been placed on the narrow section of mature woodland situated adjacent Lower Marsh Road and property 83A. Overall, the landscape effects on this Objective are judged to be moderate adverse.</u>	

²²⁹ Cotswold AONB, Cranborne Chase and West Wiltshire Downs AONB, North Wessex Downs AONB

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	<u>The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.</u>
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	<u>Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units.</u>
3. Ensure adequate provision of land to meet housing needs?	<u>In accordance with national policy/local plan policy, the allocation of the site would boost housing supply to meet local and HMA targeted needs.</u>
4. Have regard to the settlement hierarchy?	<u>The allocation and development of the site would appropriately respect the settlement hierarchy, by delivering a significant number of homes at the market town of Warminster.</u>
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	<u>The allocation of the site for housing would assist in increasing availability of accommodation for the local workforce.</u>
6. Consider the emerging Neighbourhood Plans?	<u>Warminster Town Council has produced a Neighbourhood Plan which was 'Made' in November 2016. The Neighbourhood Plan recognises that there are an outstanding number of homes to be found in Warminster, over and above existing commitments including the West Warminster Urban Extension. The Neighbourhood Plan does not allocate land to redress this requirement, and notes that the WWUE combined with windfall and brownfield sites could meet strategic housing needs during the period of the Plan. On the basis of evidence available, the emerging Neighbourhood Plan does not deliver certainty of supply in the local area to meet residual housing needs, and therefore it will be appropriate to allocate additional land for housing through the Sites DPD to meet requirements over the remainder of the Core Strategy plan period.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	<u>In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Warminster, and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.</u>
Assessment outcome (on balance) +	

SUMMARY OF SA OBJECTIVE 8	
<p><u>The whole SHLAA site provides capacity for approximately 78 residential units (though this may be reduced through the mitigation set out in this assessment). Development of the site would contribute towards Wiltshire’s housing supply and would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Other policies in the Core Strategy also require a mix of housing by affordability, tenure and size. Overall the effects on this objective are considered to be minor positive.</u></p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	<p><u>In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.</u></p>
2. Promote design of buildings and spaces to reduce obesity?	<p><u>In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/ facilities/ employment. The site is in a location that has good access to the local PROW network and the site could provide some open space and children’s play areas.</u></p>
3. Promote the design of buildings and spaces to meet the changing needs of the population?	<p><u>In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.</u></p>
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<p><u>The site is within the catchment area of The Avenue Surgery, which is approximately 1km from the site. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Therefore, mitigation in the form of either a S106 or CIL agreement will be required to support the funding of additional accommodation within the Warminster area to cope with the additional demand generated.</u></p>
5. Maximise opportunities within the most deprived areas?	<p><u>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Warminster area through housing provision, short-term construction jobs and a larger workforce for local businesses.</u></p> <p><u>This site is not within one of Wiltshire’s most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. Development of this site is likely to contribute to the low levels of deprivation experienced in this area.</u></p>

6. Reduce rural isolation, including access to services for those without a car in rural areas?	<u>Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Warminster primarily.</u>
7. Support the development of community campuses?	<u>In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.</u>
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<u>There is capacity in local primary schools to meet needs generated by this development, or the ability for expansion.</u> <u>In terms of secondary education, there is no capacity to expand Kingdown on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town.</u>
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 9</p> <p><u>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. Development of the site would increase opportunities for local people to access a range of house types, sizes and tenures and there would be some social and economic benefits for the Warminster area through housing provision, short-term construction jobs and a larger workforce for local businesses.</u></p> <p><u>The site is within the catchment area of The Avenue Surgery. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Mitigation would be required to support additional patient demand arising from the development of this site.</u></p> <p><u>There is capacity in local primary schools to meet needs generated by this development, or the ability to be expanded. However, there is no capacity to expand Kingdown on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town.</u></p> <p><u>In the light of the issues surrounding secondary education, overall it is considered that the effects on this objective would result in a moderate adverse effect.</u></p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Increase walking and cycling accessibility through the use of	<u>There is scope to extend footpath provision through site design. The site is well located to allow for linkages to the existing pedestrian/cycle network, and the PROW running through the site could be maintained. Development of the</u>

<p>developer contributions and site design?</p>	<p><u>site would be capable of incorporating sufficient walking and cycling infrastructure.</u></p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p><u>Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling. Cycling infrastructure in the area needs upgrading.</u></p>
<p>3. Improve the jobs/homes balance, to reduce out-commuting?</p>	<p><u>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</u></p>
<p>4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?</p>	<p><u>The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities. However, the site is on the periphery of the settlement and there are few facilities located near to site. There is no bus stop within 400m. The town centre is approx. 1.5km. The railway station is approx. 2km from the site which is considered reasonable cycling distance. Development likely to contribute to congestion on A350/A36/Deverill Rd roundabout and/or congestion on B3414 (Market Place).</u></p>
<p>Assessment outcome (on balance) -</p>	
<p>SUMMARY OF SA OBJECTIVE 10</p> <p><u>The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities. However, the site is on the periphery of the settlement and there are few facilities located near to the site. There is no bus stop within 400m. The town centre is approx. 1.5km. The railway station is approx. 2km from the site which is considered reasonable cycling distance but not walking. Development likely to contribute to congestion on A350/A36/Deverill Rd roundabout and/or congestion on B3414 (Market Place).</u></p> <p><u>Overall, development of this site will increase the need to travel and increase private vehicle usage on the local road network. However, given the size of the site and anticipated number of dwellings, effects are not likely to be significant. Minor adverse effects are considered likely against this objective.</u></p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?</p>	<p><u>The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment in the town centre. There are a number of Principle Employment Areas in Warminster, and a further 6ha employment land planned within the West Warminster Urban Extension. Development of the site has the potential to boost the local workforce.</u></p>

2. Support the rural economy?	<u>Being that the site is at a market town, the development of the site is unlikely to result in benefits for the rural economy but should have no adverse effects.</u>
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 11	
<u>The allocation of this site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of local retail, leisure and employment uses, including the various Principle Employment Areas in Warminster and the planned further 6ha employment land at the West Urban Extension. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. It is expected that development in this location would support the viability of Warminster town centre. Overall the effects on this objective are considered to be minor positive.</u>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the vitality and viability of existing employment areas?	<u>There are various Principle Employment Areas which are safeguarded in Warminster, and there are also a large number of other businesses and services which provide for sources of employment. A level of housing growth in the town should help to support the vitality and viability of the services in Warminster.</u>
2. Provide a focus for development in Salisbury and Trowbridge?	<u>In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to the market town of Warminster. While the site is not located at Salisbury or Trowbridge, the housing delivered at this settlement would boost the five year supply position in the North and West HMA, where Trowbridge is also located.</u>
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 12	
<u>Allocation of the site could help to support the vitality and viability of the services and employment in Warminster by increasing the local population who are likely to rely on these services. Overall the effects on this objective are considered to be minor positive.</u>	

Site 302 - Land at Bradley Road, Warminster

<p>Site context</p> <p>Site size: 0.45ha Site capacity: approximately 11 dwellings</p> <p>The site is a linear plot of pastoral land situated between the A36 Warminster bypass and residential properties at Bradley Close. The site has strong boundary screening to the A36, although as a result of the proximity to this road there is noise audible at the site. The site is largely flat, with a slope on the south-eastern corner adjoining the adjoining SHLAA 1032 site. The site is well contained in the landscape. The site is visible from the adjoining properties at Bradley Close and from the PROW (WARM60) which runs along the north-east boundary.</p>	
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>The site is a small, irregularly shaped site southwest of Warminster. The site contains grassland (pasture) adjacent to main road with buffer of woodland (possible plantation) which is not included within the site, but would need to be protected from impact during construction and retained as a wildlife corridor, e.g. for commuting and foraging bats. Development of the site would also need to ensure that lighting from development does not spill into this woodland. There are badger records in the surrounding area, and badgers may be using the woodland/scrub adjacent to site. Appropriate buffers would need to be included in any development of the site, and an ecological assessment to determine the likely effects and appropriate mitigation would need to be undertaken in support of any development proposals. Mitigation to offset the effects of the issues identified is likely to be possible. The development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>Development at the settlement could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through increased water abstraction. Discharge from the Warminster Sewage Treatment Works (STW) affects levels of phosphates in the River Avon. Levels of phosphates in the river currently exceed the conservation targets for the Upper Wylye, resulting in likely significant effects on the River Avon SAC. The planned level of growth to 2026 has been subject to Habitats Regulations Assessment (HRA) which concluded that planned growth would not have an adverse effect on the SAC, subject to mitigation outlined in the Nutrient Management Plan (NMP). This judgement was made as a part of preparing the Wiltshire Core Strategy (WCS) but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process.</p>

3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as through improvement and connection to the adjacent public right of way network and retention and enhancement of habitat features through publicly accessible parts of the site.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site is close to areas of deciduous woodland (plantation) UK BAP priority habitat, which would need to be protected in any development of the site.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and increased discharges of sewage to the river. An appropriate assessment is required if the site is taken forward into any subsequent stage of the site selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the site selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs)	There are no Local Geological Sites within or near the site. The development of the site would be unlikely to lead to impacts on designated Local Geological Sites.

from development?	
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 1</p> <p>Mitigation to offset the potential effects of development on local ecological features is likely to be possible, which would need to be determined by an ecological assessment in support of a planning application to inform mitigation, compensation and enhancement measures.</p> <p>However, due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment is required if the site is taken forward into any subsequent stage of the site selection process.</p> <p>Overall it is considered that the effects would be moderate adverse given mitigation associated with the River Avon SAC is likely to be problematic.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the market town of Warminster, which benefits from a good range of facilities and infrastructure. The site is on the edge of the settlement, some distance from the services and facilities in the town centre. Future residents are likely to rely on the private vehicle to access some of these services which are not within walking or cycling distance. Given the residential nature of the land adjoining the site, development density could be optimised to make good use of the land available, having regard to relevant planning policy requirements and ecological buffers, buffers to the adjoining PROW and any required buffers to mitigate proximity to the A36. Any development would need to reflect and respond to the character of the surrounding area and accord with other relevant local planning policies.
2. Maximise reuse of previously developed land where possible/appropriate?	The site is greenfield and does not appear to include any previously developed land. Development of this site would not present an opportunity to reuse previously developed land.
3. Encourage remediation of contaminated land?	The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.

5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	The site comprises both predominantly Grade 1 Agricultural Land, and development in this location would result in the permanent loss of best and most versatile land. The south-eastern part of the site is Grade 3b agricultural land, which is not best and most versatile agricultural land.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p>The site is greenfield land not previously developed but does adjoin a market town which benefits from a range of facilities and services, and could deliver optimum densities subject to respecting the prevailing densities of surrounding redevelopment, and providing adequate buffers to protect biodiversity, and the amenity of future residents (e.g. close to the A36). However, much of the site is classified as Grade 1 Agricultural Land, which is the best and most versatile land which should be protected over land of lesser classification. Development of the site would result in the permanent loss of this land. Overall, development of the site would result in minor adverse effects against this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. There are existing private mains located within site boundaries; and there is capacity available from local distribution mains. In relation to sewerage, the site is within the Warminster sewage treatment works (STW) catchment. There is capacity available for foul water flows in local sewers. There are no public surface water systems at this location, and the site would be unable to proceed without a satisfactory surface water outfall being provided.
2. Ensure that essential water infrastructure is co-ordinated with all	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity

new development?	issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) to control the risk of surface water flooding from impermeable surfaces. The site is within Flood Zone 1 and does not have any surface water flood risk. Storm water flows would go to the west towards Deverill Road, and Environment Agency mapping indicates an existing area susceptible to surface water flood risk which may be exacerbated on adjacent land (site 1032) if the site were developed. Off-site drainage works might be required to address that issue if this site is developed. Achieving an acceptable storm/surface water drainage scheme may involve third party land to get to public foul drainage infrastructure. Current pipework is small bore but the development area is relatively small and may not be able to connect by gravity to the local network. If a pumped connection is required then area for a pumping station plus a clearance distance from pump station of 15m minimum would be required to any dwelling, thus reducing developable area.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction and discharge will need to be considered further through an appropriate assessment if the site is taken forward in any subsequent stage of the site selection process.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 3	
<p>The relevant water utilities company has identified that there is water supply capacity from the local distribution mains; and foul water capacity in the local sewers. There may be a need to cross third party land to access public foul drainage systems. In respect of drainage flows, although the site is in Flood Zone 1 and does not have any surface water flood risk, flows would head west and may increase known surface water flood risk on land adjoining (site 1032) which in turn may need offsite works to resolve. Additional drainage infrastructure required to deal with foul drainage is likely to reduce the developable area of this site. Due to the relationship of the</p>	

<p>site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment is required if the site is taken forward into any subsequent stage of the site selection process. Overall it is considered that the effects would be moderate adverse given that mitigation measures associated with the River Avon SAC could be problematic to achieve.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. The site is situated on the periphery of Warminster, being located quite far from the services and facilities within the town centre. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The adjacent A36 trunk road is likely to be a source of noise and possible air pollution for this site. A suitable and sufficient assessment of the impact of road traffic noise would need to be carried out and attenuation measures included in the design. This is likely to result in a reduced developable area of the site.</p>
<p>3. Mitigate the impacts from uses that</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local</p>

generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMA ²³⁰ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Assessment would be required in support of any proposals to satisfy that this level of development will not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	The HRA Screening confirmed that while development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 4	
Warminster does not have an AQMA. Notwithstanding that local air quality is likely to be affected through increases in local commuter traffic given its distance from the town centre and associated services and facilities. Overall there are likely to be negative impacts arising from development in this location (both short and long term)	

²³⁰ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

due to the likely increase in vehicular trips. Mitigation measures would need to be developed in accordance with national and local plan policy and based on air quality and noise assessments given the site's proximity to the A36, which could reduce the developable area of the site. Air quality assessments should demonstrate that development would not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse impact in relation this SA objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within Flood Zone 1. However, any storm/surface water flows would head west and may increase surface water flood risk on land adjoining (site 1032) which may need offsite works to resolve.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	Although the site is in Flood Zone 1 and does not have any surface water flood risk, storm flows would head west and may increase surface water flood risk on land adjoining (site 1032) which may need off-site works to resolve. In addition, any proposals for conventional soakaways on sites in Warminster will require additional ground investigations prior to any planning permission being granted. This is because Warminster has a mix of soils and therefore soakaways are unlikely to be effective in some areas. However, surface water attenuation measures would nonetheless, need to be accommodated. Such measures should be included in any subsequent planning application process as part of the detailed design and evaluated by relevant consultees. Advice on such matters should be taken from Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing)	The site is in Flood Zone 1, albeit surface water flows from the site could affect land to the west (site 1032). Any development of this site or site 1032 would need to be carefully designed to take into consideration any future surface water flooding risk.

development)?	Notwithstanding the site area, a Flood Risk Assessment (FRA) may be required to support any future planning application.
5. Protect and enhance the natural function of floodplains?	The site is located within Flood Zone 1. However, there are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy/FRA.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 5b	
<p>The site is located in Flood Zone 1, although there is potential for surface water flooding to be increased off-site through development of this site, which would require appropriate mitigation. A FRA and drainage strategy should be undertaken to support any future planning application and should be informed by additional ground investigations given that Warminster has a mix of soils which could make soakaways ineffective in some areas. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows; further assessment would be required to inform an appropriate drainage strategy. On balance, the effects are considered to be moderate adverse on this objective given the implications for adjacent land which could be problematic to mitigate.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is separated from the Warminster Conservation Area by existing development and it is unlikely that development on this site would result in harm to the setting of the Conservation Area. There are no listed buildings or Scheduled Monuments on or adjacent to the site.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential/sensitivity of the site is considered to be 'low/medium'. There are no known sites but there could still be some potential, therefore it is recommended that any proposed development must be subject to archaeological assessment as part of any future planning application. The historic landscape sensitivity of the site is considered to be 'low'. The site is described as 'modern fields created by altering post medieval fields', which is a 'common/frequent landscape character'.
3. Promote sensitive re-use of historical buildings and buildings of	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.

significant local interest, where appropriate?	
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site is some distance from the Warminster Conservation Area. However, in accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of the settlement through high quality design.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	The site is separated from the identified heritage assets and therefore would not present an opportunity to contribute to 'saving' heritage sites identified as being 'at risk'.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 6	
The site is separated from the Conservation Area, listed buildings and scheduled monuments. On the basis of available evidence, there would be a need to undertake further archaeological assessment as part of any future planning application, which would appear to be the only potential issue in relation to SA Objective 6. On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	In terms of landscape character, the site falls within the Longleat-Stourhead Greensands Hills landscape typology. This landscape character is described as being of strong character and is in good condition. The County Landscape Character Assessment defines the strategy for this type of landscape as one of conservation of the woodland, parkland and the mosaic of pastures and meadows that characterise the landscape along with the small-scale villages, ancient sunken lanes and the largely intact pattern of small irregular fields bounded by ditched and banked hedgerows. Any subsequent planning

	<p>application process would need to make provision for the continued conservation of the character and appearance of the area. The site is reasonably well contained from the wider landscape, although development in this location is likely to be visually apparent from adjoining residential properties. This may be possible to mitigate to some degree by additional planting. Additional green infrastructure buffers would be required to the adjoining woodland and boundary hedges.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to and retention of the existing footpath networks and green corridors etc.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces. The site adjoins a PROW and there may be opportunities to improve this part of the network.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs²³¹?</p>	<p>The site is approximately 700m from the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). The A36 and associated strong boundary screening means that views to and from the AONB are unlikely to be affected by development in this location. Development of this site would avoid pressure to develop in areas with landscape designations.</p>
<p>5. Protect rights of way, open space and common land?</p>	<p>The site is adjoined on its northern edge through Public Right of Way (PROW) WARM60. The right of way would need to be retained through any future development of the site, and development of the site could be an opportunity to enhance this PROW.</p>

²³¹ Cotswold AONB, Cranborne Chase and West Wiltshire Downs AONB, North Wessex Downs AONB

6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 7</p> <p>The site is reasonably well contained from the wider landscape, although development in this location is likely to be visually apparent from adjoining residential properties and the PROW on the north boundary of the site. This may be possible to mitigate to some degree by additional planting and additional green infrastructure buffers. The PROW would need to be retained through any development of the site and appropriate landscape buffers to the PROW and the adjoining woodland and hedges would be required. On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.</p>	
<p>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would be unlikely to make any contribution towards the supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	The allocation and development of the site would appropriately respect the settlement hierarchy, by delivering a significant number of homes at the market town of Warminster.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	The allocation of the site for housing would assist in increasing availability of accommodation for the local workforce.
6. Consider the emerging Neighbourhood Plans?	Warminster Town Council has produced a Neighbourhood Plan which was 'Made' in November 2016. The Neighbourhood Plan recognises that there are an outstanding number of homes to be found in Warminster, over and above existing commitments including the West Warminster Urban Extension. The Neighbourhood Plan does not allocate land to redress this requirement, and notes that the WWUE combined with windfall and brownfield sites could meet strategic housing needs

	during the period of the Plan. On the basis of evidence available, the emerging Neighbourhood Plan does not deliver certainty of supply in the local area to meet residual housing needs, and therefore it will be appropriate to allocate additional land for housing through the Sites DPD to meet requirements over the remainder of the Core Strategy plan period.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Warminster, and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 8	
The whole SHLAA site provides capacity for approximately 11 residential units (though this may be reduced through the mitigation set out in this assessment). Development of the site would contribute towards Wiltshire's housing supply although because of its size, few if none would be affordable houses. The effects are considered to be minor positive against this objective.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/ facilities/ employment. The site adjoins a PROW network, and access to this network could be facilitated.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The site is within the catchment area of Smallbrook Surgery, which is approximately 2km from the site. The site is also with the catchment area of The Avenue Surgery, which is approximately 2.1km from the site. Both surgeries in the town currently have capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site. <u>The site is within the catchment area of The Avenue Surgery, which is approximately 2.1km from the site. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Therefore, mitigation in the form of either a S106 or CIL agreement will be required to</u>

	<u>support the funding of additional accommodation within the Warminster area to cope with the additional demand generated.</u>
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Warminster area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. Development of this site is likely to contribute to the low levels of deprivation experienced in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Warminster primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Sambourne Primary School is on a restricted site and cannot be expanded but could potentially take the limited number of pupil that would arise from this site. There are other primary schools in the town which are capable of expansion within 2 miles of the site. In terms of secondary education, there is no capacity to expand Kingdown on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 9	
The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The site adjoins a market town and therefore would not contribute to rural isolation. Both GP surgeries in the town currently have capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site. The local primary school is on a restricted site and cannot be expanded; there may be some capacity to accommodate any pupils from this site given its scale. However, if not there are schools in the town which are capable of expansion through mitigation to support additional capacity to cater for pupils arising from development. Secondary education needs would problematic to mitigate since it is reliant upon other developments delivering a new site. In the light of the issues surrounding secondary education, overall it is considered that the likely effects would be moderate adverse against this objective.	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	

Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	There is scope to extend footpath provision through site design to connect to the existing PRoW network. Pedestrian access could be achieved from Bradley Road or from the adjoining SHLAA site, and a connection could be made to the PROW which runs adjacent to the site. Bradley Road is largely served by pedestrian walkways leading to the town, although there is a short stretch to the north of Bradley Close where there is no pavement.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site adjoins a market town which benefits from, a good range of services, facilities and employment opportunities. However, the site is on the periphery of the settlement and the only bus stop within 400m of site has no peak time services into Warminster. No shops, education, health care or other services are located within 800m of the site. The site is located over 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. Future residents are likely to rely upon private vehicles from this location.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 10	
The site adjoins a market town which benefits from, a good range of services, facilities and employment opportunities. However, the site is on the periphery of the settlement and the only bus stop within 400m of site has no peak time services into Warminster. No shops, education, health care or other services are located within 800m of the site. The site is located over 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. Future residents are likely to rely upon private vehicles from this location. Some future residents may make sustainable choices about their mode of travel. Overall it is considered that the effects on this objective would be minor adverse.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres. There are a number of Principle Employment Areas in Warminster, and a further 6ha employment land planned within the West Urban Extension. Development of the site

regeneration?	has the potential to boost the local workforce.
2. Support the rural economy?	Being that the site is at a market town, the development of the site is unlikely to result in benefits for the rural economy.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 11	
<p>The allocation of this site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of local retail, leisure and employment uses, including the various Principle Employment Areas in Warminster and the planned further 6ha employment land at the West Urban Extension. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. It is expected that development in this location would support the viability of Warminster town centre. Overall the effects are considered to be minor positive on this objective.</p>	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	There are various Principle Employment Areas which are safeguarded in Warminster, and there are also a large number of other businesses and services which provide for sources of employment. A level of housing growth in the town should help to support the vitality and viability of the services in Warminster.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to the market town of Warminster. While the site is not located at Salisbury or Trowbridge, the housing delivered at this settlement would boost the five year supply position in the North and West HMA, where Trowbridge is also located.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 12	
<p>Allocation of the site could help to support the vitality and viability of the services and employment in Warminster by increasing the local population who are likely to rely on these services. Overall it is considered that allocation of this site would largely meet the aim of SA Objective 12 having a minor beneficial effect.</p>	

Site 304 - Land at Boreham Road, Warminster

<p>Site context</p> <p>Site size: 1.3ha Site capacity: approximately 30 dwellings</p> <p>The site is situated on the eastern edge of Warminster town, on land south of Boreham Road. The southern boundary is adjacent to the River Wylve and Boreham Mill lies to the south east, with the Bishopstrow Conservation Area beyond the mill. There are mature hedgerow and trees along the boundaries of the site.</p>	
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>The site comprises an arable field bordered by hedgerows with trees. The River Wylve (part of the Hampshire Avon River SAC) lies to the south of the site. Development of the site would need to retain and enhance the perimeter hedgerows, which provide a wildlife corridor. Buffers would need to be retained alongside hedgerows and river. Ecological assessment would be required in support of any development proposals to inform mitigation, compensation and enhancement measures. Mitigation to offset the effects of the issues identified appears to be possible. The development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>Development at the settlement could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. Appropriate mitigation would be required to support development proposals for HRA projects (Stone curlew) to mitigate for any increased recreational pressure. There is also potential for impacts on the River Avon SAC through increased water abstraction. Discharge from the Warminster Sewage Treatment Works (STW) is recorded as affecting levels of phosphates in the River Avon. Levels of phosphates in the river currently exceed the conservation targets set for the Upper Wylve, resulting in likely significant effects on the River Avon SAC. The planned level of growth to 2026, as defined by the Wiltshire Core Strategy has been subject to Habitats Regulations Assessment (HRA) which concluded that planned growth would not have an adverse effect on the SAC, subject to mitigation outlined in the Nutrient Management Plan (NMP). Whilst this judgement was made to support the preparation of the WCS, it is however kept under review to reflect the inevitability that circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of the SAC's conservation objectives/targets, unless otherwise mitigated. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process. The site is also within 1km of a number of County Wildlife Sites. Due to the distance between the site and the CWSSs, there is unlikely to be an effect on these designations.</p>

3. Result in greater community engagement with biodiversity?	It is unlikely that development of this site would lead to greater community engagement with biodiversity.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors such as the River Wylye to the south of the site and hedgerows and trees to the boundaries of the site.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and increased discharges of sewage to the river. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment area of the Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance would be required if the site is taken forward to any subsequent stage of the site selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	There are no Local Geological Sites within or near the site. The development of the site would be unlikely to lead to impacts on designated Local Geological Sites.

Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 1	
<p>The site is bordered by mature hedgerows with trees. Mitigation to address the potential effects of development on local ecological features would likely be required. Such measures (including enhancement features) would be informed by an ecological assessment in support of any subsequent planning application. On the basis of a settlement level HRA screening process, the relationship of the site with the SAC and SPA, development would generate likely significant effects. An appropriate assessment is required if the site is taken forward into any subsequent stage of the site selection process. Overall it is considered that the effects would likely be moderate adverse given mitigation associated with the River Avon SAC is likely to be problematic.</p>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the market town of Warminster, which benefits from a good range of facilities and infrastructure. The site is on the edge of the settlement, some distance from the services and facilities in the town centre. Future residents are likely to rely on vehicles to access some of these services, which are not within walking or cycling distance. It may be possible to provide pedestrian linkages to the local Public Rights of Way (PRoW) network. There are bus stops on Boreham Road which serve the regular 265 Bath – Salisbury route). The development of the site would be capable of delivering appropriate housing densities having regard to the ecological considerations, and in line with other local planning policy and available evidence, and also having regard to the need to reflect and respond to the character of the surrounding land uses.
2. Maximise reuse of previously developed land where possible/appropriate?	The site is largely greenfield, although records indicate the presence of landfilled waste material (spoil from the construction of the Warminster Bypass). Development would therefore not present an opportunity to reuse previously developed land.
3. Encourage remediation of contaminated land?	There is evidence of landfilling on site to depths of between 1.2m and 1.9m below current ground level. As such any proposals for development would be required to deal with any unexpected contamination encountered as works proceed.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil

	contamination at this site.
6. Protect the best and most versatile agricultural land?	The southern and north-eastern parts of the site are classified as Grade 3a agricultural land with the remainder of the site Grade 3b. Development in this location would result in the permanent loss of best and most versatile land which would be problematic to mitigate given the relationship of the Grade 3b land with the settlement edge. That said, the presence of waste materials (spoil from the construction of the Warminster Bypass), on the site would likely have affected the overall agricultural value of the site.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area, or designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 2	
The site comprises greenfield land not previously developed land. The site is on the edge of the settlement, some distance from the services and facilities in the town centre. Future residents would likely rely on private cars to access some of these services, which are not within walking or cycling distance. There are bus stops at Boreham Road which serve the regular 265 Bath – Salisbury route. There is modern landfill across the site to depths of between 1.2m and 1.9m below existing ground level. As such any development undertaken would be required to deal with any unexpected contamination encountered as works proceed. Mitigation is considered problematic Overall it is considered that the effects on this objective would be moderate adverse.	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. A capacity appraisal of existing water infrastructure would be needed to confirm the scope/scale of network reinforcement to serve any subsequent development proposal. In relation to sewerage, foul water flows to Boreham Road Sewage Pumping Station (SPS). The capacity of this facility would need to be factored into the overall infrastructure capacity appraisal. There are no public surface water systems at this location, and surface water flows to the local watercourse.
2. Ensure that essential water infrastructure is co-ordinated with all	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity

new development?	issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces. Such measures should be included in any subsequent planning application process as part of the detailed design and evaluated by relevant consultees. Advice on such matters should be taken from Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25. Foul drainage capacity may be an issue in this location and hence would need to be investigated through any subsequent planning application process. The area around the site is currently served by a pumping station on the south side of the road. However, connection to this facility may require offsite infrastructure improvements. Storm water disposal would also likely be an issue, as conventional soakaways are unlikely to be effective in this location. A connection to the main river to the south may be possible.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site does not fall within a Source Protection Zone.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction and discharge would need to be considered further through an appropriate assessment if the site is taken forward in any subsequent stage of the site selection process.

Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 3

A capacity appraisal of water supply and foul water disposal would be needed to confirm the scope of network reinforcement to serve any subsequent development proposals. Moreover, whilst the local area around the site is served by the Boreham Road SPS, any capacity appraisal of water infrastructure would need to consider the need for foul/storm water network reinforcement. Any such appraisal work would need to be tailored to the number of homes proposed on the site. Storm water disposal is likely to be an issue as soil conditions may determine that conventional soakaways would be ineffective in this location. A storm/surface water connection to the main river to the south may be possible, but guidance would need to be sought from the Environment Agency/Lead Local Flood Authority in respect of discharge

<p>consent. Because of the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process and in the determination of any planning application for the development of the site. Overall it is considered that the effects on this objective would be moderate adverse given that mitigation measures associated with the Hampshire Avon SAC as well as the use of soakaways and storm water disposal would be problematic to achieve.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. The site is situated on the periphery of Warminster, being located quite far from the services and facilities within the town centre. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>3. Mitigate the impacts from uses that</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local</p>

generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMA ²³² ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Assessment would be required in support of any proposals to satisfy that this level of development will not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	The settlement level HRA Screening process confirmed that while development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 4	
Warminster does not have an AQMA. Notwithstanding that, local air quality is likely to be affected through increases in local commuter traffic given the distance of the	

²³² Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

site from the town centre and associated services and facilities. Overall there are likely to be negative impacts arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Mitigation measures would need to be developed in accordance with national and local plan policy and based on air quality assessments which should demonstrate that development would not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site was previously recorded as being wholly within the functional floodplain. However in 2010, the Environment Agency amended their flood map in recognition that much of the site fell outside of the river’s floodplain. The site is now characterised as falling entirely within Flood Zone 1. Even so, development of the site would need to ensure it addresses the predicted impacts of climate change. This may include adaptation measures to address the potential risk of increased storm/surface water ponding/runoff.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	Storm water from the site is not currently attenuated and drains to the River Wylye to the south. Development of the site may increase runoff from impermeable surfaces and hence there would be a need for a comprehensive drainage strategy at any subsequent planning application stage. The strategy would need to consider the effectiveness of attenuation options and seek to achieve greenfield, or better, runoff rates. If technically feasible, surface water attenuation measures may reduce the overall developable area. Equally, there may be scope for using informal open space areas/buffers to watercourses to manage surface water. But again, such features would likely reduce the overall net developable area of the site. The local geology (Greensand) could be effective for achieving greenfield infiltration rates from SUDS, but infiltration rates would need to be confirmed by undertaking permeability testing on the site. The ground water level locally is high and the site is close to flood areas highlighted on the Environment Agency’s flood maps. To discharge into the existing ditch network, a Land Drainage Consent application would need to be issued and include drainage calculations. Bearing in mind the size of the site, a Flood Risk Assessment would be required to support any future planning applications.

4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located entirely within Flood Zone 1. As such, the development of the site for housing would be unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. In accordance with national and local policy, any proposals for development should be informed by a site specific flood risk assessment that considers the predicted impacts of climate change.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would be unlikely to affect the areal extent and function of the floodplain.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 5b</p> <p>The site is located in Flood Zone 1. Storm water drainage to the River Wylye to the south may be an issue due to levels, and there may be a need to look at surface attenuation methods which might reduce the developable area. Overall it is considered in relation to SA Objective 5b the effects on this objective are considered to be minor adverse.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is outside the Bishopstrow Conservation Area, but is considered to lie within its setting. There is a Grade II Listed milestone marker to the north of the site. Listed building consent was granted (13/06783/LBC) to relocate the grade II listed milestone a short distance away from the site to facilitate the construction of a junction to serve the residential development that is currently awaiting the Secretary of State's decision. To the east of the site there are 2 Listed bridges across the River Wylye. Development of the site may affect the setting to these assets and their significance. Any proposals to develop the site would need to be supported and informed by a detailed Heritage Impact Assessment. The results of such work may reduce the extent and/or density of development.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential/sensitivity of the site is considered to be 'low'. There is archaeological potential at the site; however there is modern landfill across the site to depths of between 1.2m and 1.9m below existing ground level. Provided any subsequent development utilises a construction method comprising piled foundations with suspended ground floor slabs, the impact on below ground archaeology would be minimal. Therefore no further archaeological investigations are required. The historic landscape sensitivity of this site is considered to be 'medium'. The site is described as 'land adjacent to surviving post medieval water meadows which remain legible into modernity'. Water meadows are rare and can be locally significant contributors to character, which should be a consideration.
3. Promote sensitive re-use of	The site is greenfield and as such no opportunity to reuse historical buildings or buildings of significance is presented.

historical buildings and buildings of significant local interest, where appropriate?	
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site forms part of the rural setting that contributes to the significance of the Bishopstrow Conservation Area. There are no management objectives for this conservation area and no detailed appraisal. A Heritage Impact Assessment would therefore be required to support and inform any subsequent development proposals.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	The site and adjoining area does not contain any heritage assets identified as 'at risk'.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 6	
The southern boundary of the site is adjacent to the Bishopstrow Conservation Area and there are also a number of Listed Buildings within proximity to the site. An Historic Impact Assessment would be required as part of any future planning application to determine the impacts of development on the heritage assets of the area to avoid harm to the significance of heritage assets from adverse impacts on their settings. Overall it is considered that the effects on this objective would be minor adverse.	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the	In terms of landscape character the site falls within the Warminster Terrace landscape typology. This landscape character is described as being of moderate character and is in moderate condition. The County Landscape Character Assessment defines the strategy for this type of landscape as one of conservation and improvement of lost and/or declining features. Any

countryside?	subsequent planning application process would need to make provision for the continued conservation of the character and appearance of the area. The existing riparian vegetation surrounding the site provides a substantial screening effect and creates a strong sense of enclosure. There is therefore limited concern that the landscape and visual effects of the proposed development would have significant or far reaching effects.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	Development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to and retention of the existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	Development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ²³³ ?	The site is approx. 1km from the Cranborne Chase and West Wiltshire Downs AONB. However, there is unlikely to be an effect on the designation, due to the limited scale of development proposed. There are no other landscape designations affecting or influencing the potential of this site for development. That said any subsequent development proposal would need to appropriately address the Special Landscape Area located to the south of the site.
5. Protect rights of way, open space and common land?	Development of the site would have the ability to protect and potentially add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace.

²³³ Cotswold AONB, Cranborne Chase and West Wiltshire Downs AONB, North Wessex Downs AONB

6. Protect the Western Wiltshire Green Belt from inappropriate development?	Not applicable as the site does not lie within the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 7</p> <p>The existing riparian vegetation surrounding the site provides a substantial screening effect and creates a strong sense of enclosure. There is therefore limited concern that the landscape and visual effects of the proposed development would be harmful. The site is approx. 1km from the Cranborne Chase and West Wiltshire Downs AONB, and there is unlikely to be an effect on the designation, or the Special Landscape Area to the south. The development of the site would protect and add to the existing rights of way network, open spaces and common land assets. On balance, the effects are judged to be minor adverse. However, such matters would be capable of successful mitigation.</p>	
<p>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	Development of the site would marginally boost local housing supply, and would contribute towards meeting local and HMA targeted needs.
3. Have regard to the settlement hierarchy?	Development of the site would appropriately respect the settlement hierarchy, by delivering homes at the market town of Warminster.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	Development of the site for housing would assist in increasing availability of accommodation for the local workforce.

6. Consider the emerging Neighbourhood Plans?	Warminster Town Council has produced a Neighbourhood Plan which was 'Made' in November 2016. The Neighbourhood Plan recognises that there are an outstanding number of homes to be found in Warminster, over and above existing commitments including the West Warminster Urban Extension. The Neighbourhood Plan does not allocate land to redress this requirement, and notes that the WWUE combined with windfall and brownfield sites could meet strategic housing needs during the period of the Plan. On the basis of evidence available, the emerging Neighbourhood Plan does not deliver certainty of supply in the local area to meet residual housing needs, and therefore it will be appropriate to allocate additional land for housing through the Sites DPD to meet requirements over the remainder of the Core Strategy plan period.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	Development of the site would marginally boost housing delivery at Warminster, and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
Assessment outcome (on balance) +	
<p>SUMMARY OF SA OBJECTIVE 8</p> <p>The whole SHLAA site provides capacity for approximately 30 residential units (though this may be marginally reduced through the need for onsite mitigation set out in this assessment). Development of the site would contribute towards Wiltshire's housing supply as well as marginally boosting the local supply of affordable houses in accordance with national policy and local plan policy requirements. Other policies in the Core Strategy also require a mix of housing by affordability, tenure and size. Overall the effects on this objective are considered to be moderate positive.</p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	Development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	Development of the site would provide opportunities to improve cycling and walking routes to local services/ facilities/ employment across the town.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Development of the site could provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and	The site is within the catchment area of Smallbrook Surgery, which is approximately 2.4km from the site. The site is also with the catchment area of The Avenue Surgery, which is approximately 2.1km from the site. Both surgeries in the town currently

<p>that they are able to cope with the additional demand?</p>	<p>have capacity issues. Mitigation would therefore be required to support the marginal increase in patient demand arising from the development of the site. This would be capable of being addressed at any subsequent planning application stage.</p> <p><u>The site is within the catchment area of The Avenue Surgery, which is approximately 2.1km from the site. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Therefore, mitigation in the form of either a S106 or CIL agreement will be required to support the funding of additional accommodation within the Warminster area to cope with the additional demand generated.</u></p>
<p>5. Maximise opportunities within the most deprived areas?</p>	<p>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Warminster area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report ('Warminster East - Boreham'). Development of this site is likely to provide opportunities to address deprivation experienced in this area.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Warminster primarily.</p>
<p>7. Support the development of community campuses?</p>	<p>In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.</p>
<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?</p>	<p>St Johns CE Primary School is full but expansion could be possible through mitigation to support additional capacity to cater for pupils arising from development. In terms of secondary education, there is no capacity to expand Kingdown School on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 9</p> <p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities. Both GP surgeries in the town currently have capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site. The local primary school can be expanded on its existing site through mitigation to support additional pupil demand. In terms of secondary education, there is no capacity to expand Kingdown School on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town. This site is within one of Wiltshire's most deprived</p>	

quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report ('Warminster East - Boreham'). Development of this site is likely to provide opportunities to address deprivation experienced in this area through housing provision, short-term construction jobs and a larger workforce for local businesses. In the light of the issues surrounding secondary education, the development would result in a moderate adverse effect.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	Development of the site would need to ensure that new footway connections are provided from the site along the Boreham Road. Where practicable, additions to the Public Rights of Way (PRoW) and local cycling networks should be investigated through any subsequent planning application process.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities. However, the site is on the periphery of the settlement. There are few shops and other facilities available nearby, including primary and secondary schools close to the site. The site is approximately 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. There are bus stops close to the site at Boreham Road serving the reasonably regular 265 Bath – Bradford on Avon – Trowbridge – Westbury – Warminster – Salisbury route.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 10

The site is in an edge of town location, and there are few shops and other facilities available nearby, including primary and secondary schools close to the site. The site is over 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. There are bus stops close to the site at Boreham Road serving the reasonably regular 265 Bath – Bradford on Avon – Trowbridge – Westbury – Warminster – Salisbury route. Future residents are still likely to rely on the private vehicle to access services and facilities from this location. It may be possible to provide pedestrian linkages to the local PROW network. Development in this location provides for reasonable accessibility to a range of services and facilities, and there is scope that some future residents will be able to make sustainable choices about their mode of travel. Overall it is considered that the effects on this objective are minor adverse.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres. There are a number of Principle Employment Areas in Warminster, and a further 6ha employment land planned within the West Urban Extension. Development of the site has the potential to boost the local workforce.
2. Support the rural economy?	Being that the site is at a market town, the development of the site is unlikely to result in benefits for the rural economy.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 11	
The allocation of this site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of local retail, leisure and employment uses, including the various Principle Employment Areas in Warminster and the planned further 6ha employment land at the West Urban Extension. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. It is expected that development in this location would support the viability of Warminster town centre. With regard to SA Objective 11 the effects are considered to be minor positive.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	There are various Principle Employment Areas which are safeguarded in Warminster, and there are also a large number of other businesses and services which provide for sources of employment. A level of housing growth in the town should help to support the vitality and viability of the services in Warminster.
2. Provide a focus for development in Salisbury and Trowbridge?	Development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to the market town of Warminster. While the site is not located at Salisbury or Trowbridge, the housing delivered at this settlement would boost the five year supply position in the North and West HMA, where Trowbridge is also located.
Assessment outcome (on balance) +	

SUMMARY OF SA OBJECTIVE 12

Allocation of the site could help to support the vitality and viability of the services and employment in Warminster by increasing the local population who are likely to rely on these services. Overall the effects on this objective are considered minor positive.

Site 603 - Land east of The Dene, Warminster

Site context

Site size: 10.86ha Site capacity: approximately 164 dwellings

The site is situated on the eastern edge of Warminster, on land north of Boreham Road. The site is pastoral, and comprised of two flat fields which are open with hedgerow and trees at most of the boundaries. There are some agricultural related structures on the north east part of the site. The site predominantly adjoins residential development on its west side, playing pitches and arable land on its north side, and Bishopstrow House Hotel on its east side. There is a PROW which crosses the north west part of the site which has limited screening, and a PROW flanking the northern boundary.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?

The site comprises arable fields bordered by hedgerows with trees, scrub and small areas of grassland. The River Wylye (part of the River Avon SAC) lies to the south of the site, to the south of Boreham Road. Development of the site would need to retain and enhance perimeter hedgerows, and new hedgerows planted to restore connectivity around and through the site as a form of mitigation. Buffers would need to be retained alongside hedgerows with species-rich grassland, and maintained in the public realm. Existing buildings around the site are potential bat roosts and would need to be assessed. Trees at the north eastern boundary provide a wildlife corridor and should be retained and protected. This wildlife corridor and other trees and hedgerows are likely to be used by commuting and foraging bats from nearby (potential) roosts (e.g. adjacent residential properties, farm buildings, Bishopstrow Hotel to the east and St Georges School to the west). Ecological assessment would be required to be undertaken in support of any development proposals so as to inform mitigation, compensation and enhancement measures. Mitigation to offset the effects of the issues identified appears to be possible. The development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation.

2. Ensure all new developments

Development at the settlement could contribute towards impacts on the Salisbury Plain SPA through increased recreational

<p>protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>disturbance. There is also potential for impacts on the River Avon SAC through increased water abstraction. Discharge from the Warminster Sewage Treatment Works (STW) affects levels of phosphates in the River Avon. Levels of phosphates in the river currently exceed the conservation targets for the Upper Wylye, resulting in likely significant effects on the River Avon SAC. The planned level of growth to 2026 has been subject to HRA which concluded that planned growth would not have an adverse effect on the SAC, subject to mitigation outlined in the Nutrient Management Plan (NMP). This judgement was made as a part of preparing the Wiltshire Council Strategy (WCS) but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process. The site is also within 1km of a number of County Wildlife Sites, the closest being approximately 450m from the site (Smallbrook Meadows). Due to the distance between the site and the CWSSs, there is unlikely to be an effect on these designations.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as through improvement and connection to the public right of way network that crosses and adjoins the site, and retention and enhancement of habitat features through publicly accessible parts of the site.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.</p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/species?</p>	<p>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site contains/adjoins UK BAP Priority (hedgerow) which would need to be protected in any development of the site.</p>
<p>7. Consider the findings of the HRA in site selection and design?</p>	<p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and increased discharges of sewage to the river. An appropriate assessment is required if the site is taken forward into any subsequent stage of the site selection process.</p>
<p>8. Maintain the existing extent of</p>	<p>The development of the site would not affect ancient woodland features.</p>

ancient woodland sites?	
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the site selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	There are no Local Geological Sites within or near the site. The development of the site would be unlikely to lead to impacts on designated Local Geological Sites.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 1	
<p>The site comprises arable fields bordered by hedgerows with trees, scrub and small areas of grassland. Mitigation to offset the potential effects of development on local ecological features is likely to be possible, which would need to be determined by an ecological assessment in support of a planning application to inform mitigation, compensation and enhancement measures. Due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment is required if the site is taken forward into any subsequent stage of the site selection process. Overall it is considered that the effects would be moderate adverse given mitigation associated with the River Avon SAC is likely to be problematic.</p>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the market town of Warminster, which benefits from a good range of facilities and infrastructure. The site is on the edge of the settlement, some distance from the services and facilities in the town centre. Future residents are likely to rely on the private vehicle to access some of these services which are not within walking or cycling distance. It may be possible to provide pedestrian linkages to the local PROW network. There are bus stops at Boreham Road and Woodcock Road which serve the regular 265 Bath – Salisbury route). There are a number of conservation/heritage constraints on this site. The development of the site would be capable of delivering appropriate housing densities having regard to the conservation/heritage considerations, and in line with other local planning policy and available

	evidence, and also having regard to the need to reflect and respond to the character of the adjoining residential development.
2. Maximise reuse of previously developed land where possible/appropriate?	The site is greenfield, with a small number of outbuildings associated with agricultural related uses on the north east part of the site. Development of this site would not present an opportunity to reuse previously developed land.
3. Encourage remediation of contaminated land?	The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	The southern and north-eastern parts of the site are classified as Grade 3a agricultural land with the remainder of the site Grade 3b. Development in this location would result in the permanent loss of best and most versatile land.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 2	
<p>The site comprises greenfield land not previously developed land. The site is on the edge of the settlement, some distance from the services and facilities in the town centre. Future residents are likely to rely on the private vehicle to access some of these services which are not within walking or cycling distance. There are bus stops at Boreham Road and Woodcock Road which serve the regular 265 Bath – Salisbury route. The site would involve the permanent loss of BMV land which would be problematic to mitigate given the location of the 3b land and its relationship with the settlement edge. Overall it is considered that the effects on this objective would be</p>	

moderate adverse.	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. A capacity appraisal would be needed to confirm the scope of network reinforcement to serve any subsequent development proposal. In relation to sewerage, foul water flows to Boreham Road SPS and capacity appraisal would be needed to confirm the scope of any necessary network reinforcement to serve development proposals. There are no public surface water systems at this location, and surface water flows to the watercourse.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces. Such measures should be included in any subsequent planning application process as part of the detailed design and evaluated by relevant consultees. Advice on such matters should be taken from Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25. Foul drainage capacity may be an issue in this location and hence would need to be investigated through any subsequent planning application process. The area is served by a pumping station on the south side of the road. There may be a need for offsite improvements. There are also records of complaints of surface water flooding in the area of Grange Road, which is likely to be an issue for this site and would need detailed investigation as part of any planning application. Storm water disposal is also likely to be an issue, as conventional soakaways are unlikely to be effective in this location. A connection to the main river to the south may be possible but would require access over third party land.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site does not fall within a Source Protection Zone.

<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction and discharge will need to be considered further through an appropriate assessment if the site is taken forward in any subsequent stage of the site selection process.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 3</p>	
<p>A capacity appraisal of water supply would be needed to confirm the scope of network reinforcement to serve development proposals. In relation to sewerage, foul water flows to Boreham Road SPS and capacity appraisal would be needed to confirm the scope of any necessary network reinforcement to serve development proposals. Any such appraisal work would need to be tailored to the number of homes proposed on the site. Foul drainage capacity may be an issue in this location. There are also records of complaints of surface water flooding in the area of Grange Road, which is likely to be an issue for this site and would need detailed investigation as part of any planning application. Storm water disposal is also likely to be an issue as soakaways will not work in this location. A connection to the main river to the south may be possible but would require access over third party land. There may be significant additional infrastructure works required to bring this site or part of it forward, which would need to be determined through further appraisal work. Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process. Overall it is considered that the effects on this objective would be moderate adverse given that mitigation measures associated with the River Avon SAC as well as the use of soakaways and storm water disposal would be problematic to achieve.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. The site is situated on the periphery of Warminster, being located quite far from the services and facilities within the town centre. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers</p>

	aware of Car Share Wiltshire as well as the ability to charge electric cars at home.
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMA ²³⁴ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Assessment would be required in support of any proposals to satisfy that this level of development will not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	The HRA Screening confirmed that while development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.

²³⁴ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 4</p> <p>Warminster does not have an AQMA. Notwithstanding that local air quality is likely to be affected through increases in local commuter traffic given its distance from the town centre and associated services and facilities. Overall there are likely to be negative impacts arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Mitigation measures would need to be developed in accordance with national and local plan policy and based on air quality assessments which should demonstrate that development would not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse impact in relation this SA objective.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site falls entirely within Flood Zone 1, although there is an area within the site that is at risk of surface water flooding, which would need to be resolved should site be developed. It is noted that conventional soakaways are unlikely to work effectively in this location.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the	The site falls entirely within Flood Zone 1, although there is an area within the site that is at risk of surface water flooding, which would need to be resolved should site be developed. It is noted that soakaways are unlikely to work in this location.

risk of flooding including: Sustainable Drainage Systems?	Ground investigations would be required to assess this. Storm water drainage to the River Wylye to the south may also be an issue due to levels, and there may be a need to look at surface attenuation methods which would reduce developable area. A Flood Risk Assessment will be required to support any future planning applications of 1ha or more.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located entirely within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. There is an area within the site that is at risk of surface water flooding, which would need to be resolved should site be developed. It is noted that soakaways are unlikely to work in this location. In accordance with the NPPF, any proposals for development should be informed by a site specific flood risk assessment.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5b	
The site is located in Flood Zone 1, although there is an area within the site that is at risk of surface water flooding, which would need to be investigated and resolved through any subsequent planning application process and informed by a Flood Risk Assessment. Due to the size of the site it is likely that the parts of the site that are vulnerable to surface water flooding could remain undeveloped, or that suitable mitigation could be achieved. Conventional soakaways are unlikely to work effectively in this part of the site, and ground investigations would be required to support and subsequent planning application. Storm water drainage to the River Wylye to the south may also be an issue due to levels, and there may be a need to look at surface attenuation methods which would reduce developable area. Overall it is that the effects on this objective are minor adverse.	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site adjoins the Bishopstrow Conservation Area on its east and south sides, and there are also a number of Listed Buildings within close proximity to the site, including the Grade II Listed Bishopstrow House Hotel to the east. There are also a number of Scheduled Monuments to the south and east of the site, including the motte and double ringwork at Bishopstrow Farm; a long barrow, and a number of bowl barrows. The site is also approx. 750m from Battlesbury Camp. Development of the site may affect the setting to these assets and their significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. There may be adverse effects but some aspects would seem capable of mitigation.
2. Ensure appropriate archaeological	The archaeological potential/sensitivity of the site is considered to be 'medium/high', on account of the archaeological

assessment prior to development?	features that appear on the Historic Environment Record. Archaeological deposits have been found on land to the north of the site and there is potential for the site to contain further deposits. An archaeological assessment would be required at an early stage prior to the any future planning application. The historic landscape sensitivity of this site is considered to be 'low'. The site is described as 'modern fields created by altering post medieval fields', which is a 'common/frequent landscape character'.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and aside from some agricultural structures contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site forms a substantial part of the rural setting that contributes to the significance of the Bishopstrow Conservation Area. There are no management objectives for this conservation area and no detailed appraisal. However a near continuous wall along the north side of Boreham Road is a local feature linking the town and Bishopstrow House Hotel (Grade II Listed) and is a characteristic of the adjoining Conservation Area. It is a distinctive feature of the approach to the town and creating a new access for development of the site may therefore be harmful and problematic to mitigate. A Heritage Impact Assessment would be required.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	The site and adjoining area does not contain any heritage assets identified as 'at risk'.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 6	
<p>The site adjoins the Bishopstrow Conservation Area on its east and south sides, and there are also a number of Listed Buildings within proximity to the site, including the Grade II Listed Bishopstrow House Hotel to the east. A Historic Impact Assessment would be required as part of any future planning application to determine the impacts of development on the heritage assets of the area to avoid harm to the significance of heritage assets from adverse impacts on their settings and in particular to maintain as much as possible of the character of the approach to the town along Boreham Road which is a particular local feature. Overall it is considered that the effects on this objective would be moderate adverse and mitigation would be problematic.</p>	

SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	In terms of landscape character the site falls within the Warminster Terrace landscape typology. This landscape character is described as being of moderate character and is in moderate condition. The County Landscape Character Assessment defines the strategy for this type of landscape as one of conservation and improvement of lost and/or declining features. Any subsequent planning application process would need to make provision for the continued conservation of the character and appearance of the area. The site comprises a number of fields which are open in character with limited boundary screening. The site is a strong visual setting for this part of Warminster, and there are issues that development would erode the gap between Warminster and Bishopstrow. A substantial buffer would be required to Bishopstrow House, with only western parts of the site capable of delivering development without likely significant effects on the landscape setting on this part of the town. The level of effect of development would depend on design and employment of appropriate mitigation such as the retention and addition of hedgerows and mature vegetation where possible, and to what degree the site was developed.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to and retention of the existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces. The site contains and adjoins public footpaths WARM40 and WARM41 and there is potential to connect to and improve this network.
4. Conserve and enhance areas with	The site is approx. 1km from the Cranborne Chase and West Wiltshire Downs AONB, and there is unlikely to be an effect on

landscape designations and take account of their management objectives, in particular for the three local AONBs ²³⁵ ?	the designation. There are no other landscape designations within this site, although a Special Landscape Area is located on land to the south.
5. Protect rights of way, open space and common land?	The site contains and adjoins public footpaths WARM40 and WARM41 and there is potential to connect to and improve this network. These rights of way would need to be retained through any future development of the site. In particular WARM40 which cuts through the site would require an appropriate buffer.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 7	
<p>The site comprises a number of fields which are open in character with limited boundary screening. The site is a strong visual setting for this part of Warminster, and there are issues that development would erode the gap between Warminster and Bishopstrow. A substantial buffer would be required to Bishopstrow House, with only western parts of the site capable of delivering development without likely significant effects on the landscape setting on this part of the town. The level of effect of development would depend on design and employment of appropriate mitigation such as the retention of hedgerows and mature vegetation where possible, and to what degree the site was developed. The site contains and adjoins public footpaths WARM40 and WARM41 which would need to be protected and enhanced through any future development of the site. Given the size of the site, a degree of mitigation or reduction in developable area to address landscape impacts is likely to be achievable, although the development area may be limited to the western parts of the site. With regard to SA Objective 7 the effects are judged to be minor adverse.</p>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types	

²³⁵ Cotswold AONB, Cranborne Chase and West Wiltshire Downs AONB, North Wessex Downs AONB

and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	The allocation and development of the site would appropriately respect the settlement hierarchy, by delivering a significant number of homes at the market town of Warminster.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	The allocation of the site for housing would assist in increasing availability of accommodation for the local workforce.
6. Consider the emerging Neighbourhood Plans?	Warminster Town Council has produced a Neighbourhood Plan which was 'Made' in November 2016. The Neighbourhood Plan recognises that there are an outstanding number of homes to be found in Warminster, over and above existing commitments including the West Warminster Urban Extension. The Neighbourhood Plan does not allocate land to redress this requirement, and notes that the WWUE combined with windfall and brownfield sites could meet strategic housing needs during the period of the Plan. On the basis of evidence available, the emerging Neighbourhood Plan does not deliver certainty of supply in the local area to meet residual housing needs, and therefore it will be appropriate to allocate additional land for housing through the Sites DPD to meet requirements over the remainder of the Core Strategy plan period.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Warminster, and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
Assessment outcome (on balance) + +	
SUMMARY OF SA OBJECTIVE 8	
The whole SHLAA site provides capacity for approximately 164 residential units (though this may be reduced through the mitigation set out in this assessment).	

Development of the would contribute towards Wiltshire's housing supply as well as boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Other policies in the Core Strategy also require a mix of housing by affordability, tenure and size. Overall the effects on this objective are considered to be moderate positive.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/ facilities/ employment. The site adjoins and contains part of a PROW network, and access to this network could be facilitated.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<p>The site is within the catchment area of Smallbrook Surgery, which is approximately 2.4km from the site. The site is also with the catchment area of The Avenue Surgery, which is approximately 2.1km from the site. Both surgeries in the town currently have capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site.</p> <p><u>The site is within the catchment area of The Avenue Surgery, which is approximately 2.1km from the site. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Therefore, mitigation in the form of either a S106 or CIL agreement will be required to support the funding of additional accommodation within the Warminster area to cope with the additional demand generated.</u></p>
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Warminster area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report ('Warminster East - Boreham'). Development of this site is likely to provide opportunities to address deprivation experienced in this area.

6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Warminster primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	St Johns CE Primary School is full but expansion could be possible through mitigation to support additional capacity to cater for pupils arising from development. In terms of secondary education, there is no capacity to expand Kingdown on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 9</p> <p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities. Both GP surgeries in the town currently have capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site. The local primary school can be expanded on its existing site through mitigation to support additional pupil demand. This site is within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report ("Warminster East – Boreham"). In terms of secondary education, there is no capacity to expand Kingdown on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town. Development of this site is likely to provide opportunities to address deprivation experienced in this area through housing provision, short-term construction jobs and a larger workforce for local businesses. In the light of the issues surrounding secondary education, the development would result in a moderate adverse effect.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	There is scope to extend footpath provision through site design to connect to the existing PRow network. It may be possible to provide pedestrian linkages to the local PRow network. Boreham Road and The Dene have pavement walkways suitable for pedestrian access.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.

3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities. However, the site is on the periphery of the settlement and there are few shops and other facilities available nearby, although there are primary and seconds schools close to the site. The site is over 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. There are bus stops close to the site at Boreham Road and Woodcock Road serving the reasonably regular 265 Bath – Bradford on Avon – Trowbridge – Westbury – Warminster – Salisbury route. It may be possible to provide pedestrian linkages to the local PROW network.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 10</p> <p>The site is in an edge of town location, and there are few shops and other facilities available nearby, although there are primary and seconds schools close to the site. The site is over 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. There are bus stops close to the site at Boreham Road and Woodcock Road serving the reasonably regular 265 Bath – Bradford on Avon – Trowbridge – Westbury – Warminster – Salisbury route. Future residents are still likely to rely on the private vehicle to access services and facilities from this location. It may be possible to provide pedestrian linkages to the local PROW network. Development in this location provides for reasonable accessibility to a range of services and facilities, and there is scope that some future residents will be able to make sustainable choices about their mode of travel. Overall it is considered that the effects on this objective are minor adverse.</p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres. There are a number of Principle Employment Areas in Warminster, and a further 6ha employment land planned within the West Urban Extension. Development of the site has the potential to boost the local workforce.
2. Support the rural economy?	Being that the site is at a market town, the development of the site is unlikely to result in benefits for the rural economy.
Assessment outcome (on balance) +	
<p>SUMMARY OF SA OBJECTIVE 11</p> <p>The allocation of this site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of local retail, leisure and employment uses, including the various Principle Employment Areas in Warminster and the planned further 6ha employment land at the West Urban</p>	

<p>Extension. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. It is expected that development in this location would support the viability of Warminster town centre. The site is a large site and the effects on this objective are considered to be moderate positive.</p>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Protect and enhance the vitality and viability of existing employment areas?</p>	<p>There are various Principle Employment Areas which are safeguarded in Warminster, and there are also a large number of other businesses and services which provide for sources of employment. A level of housing growth in the town should help to support the vitality and viability of the services in Warminster.</p>
<p>2. Provide a focus for development in Salisbury and Trowbridge?</p>	<p>In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to the market town of Warminster. While the site is not located at Salisbury or Trowbridge, the housing delivered at this settlement would boost the five year supply position in the North and West HMA, where Trowbridge is also located.</p>
<p>Assessment outcome (on balance) +</p>	
<p>SUMMARY OF SA OBJECTIVE 12</p>	
<p>Allocation of the site could help to support the vitality and viability of the services and employment in Warminster by increasing the local population who are likely to rely on these services. Overall the effects on this objective are considered minor positive.</p>	

Site 793 - Westbury Road, Warminster

Site context	
Site size: 1.86ha Site capacity: approximately 45 dwellings	
The site is situated on the northern edge of Warminster, on land north of Westbury Road. The site is on high ground which slopes upward toward the north east where it meets an area of mature woodland separating the site from the West Wiltshire Golf Course beyond. There is some limited boundary screening along Westbury Road. A PROW adjoins the north west edge of the site. The site is close to a bus stop on Westbury Road.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The site appears to be agriculturally improved grassland, which tends to be of low ecological value. This would need to be confirmed through ecological survey. The site is surrounded by woodland to the north, northeast and northwest (subject of a TPO), which is a significant wildlife corridor on the embankment to the West Wiltshire Golf Course. The southern boundary between the site and Westbury Road is a protected roadside verge (County Wildlife Site) WCC 2-18. Access across the protected verge would need to aim to avoid the most ecologically sensitive part i.e. where the best botanical assemblage is. Mitigation could be achieved within the site. The hedgerow through the centre of the site would also need to be retained as much as possible and lighting from development restricted to minimise impacts on the adjacent woodland and hedgerow habitats. There are lime kilns present within the adjacent woodland, which could be used by roosting bats. The adjacent woodland wildlife corridor is also likely to be well-used by foraging and commuting bats, and other protected species including badgers. An ecological assessment would be required in support of any planning application to determine the likely effects and any mitigation strategies that may be required.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	Development at the settlement could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through increased water abstraction. Discharge from the Warminster Sewage Treatment Works (STW) affects levels of phosphates in the River Avon. Levels of phosphates in the river currently exceed the conservation targets for the Upper Wylde, resulting in likely significant effects on the River Avon SAC. The planned level of growth to 2026 has been subject to HRA which concluded that planned growth would not have an adverse effect on the SAC, subject to mitigation outlined in the Nutrient Management Plan (NMP). This judgement was made as a part of preparing the Wiltshire Core Strategy (WCS) but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process. The site is also approx. 70m at its closest point to Arn Hill Down County Wildlife Site, and due to

	<p>the proximity to this designation there is potential for significant effects from development of this site. Possible mitigation would need to be a consideration in any future planning applications for the site. The site is also approx. 500m from Cop Heap County Wildlife Site; and approx. 1km from Coldharbour Meadows County Wildlife Site. Due to the distance between the site and these designations there is unlikely to be an effect.</p>
3. Result in greater community engagement with biodiversity?	<p>The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as through improvement and connection to the adjacent public right of way network and retention and enhancement of habitat features through publicly accessible parts of the site.</p>
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	<p>In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.</p>
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	<p>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.</p>
6. Ensure all new developments have regard to and protect BAP habitats/species?	<p>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site contains/adjoins woodland/hedgerow UK BAP priority habitat, which would need to be protected in any development of the site.</p>
7. Consider the findings of the HRA in site selection and design?	<p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and increased discharges of sewage to the river. An appropriate assessment is required if the site is taken forward into any subsequent stage of the site selection process.</p>
8. Maintain the existing extent of ancient woodland sites?	<p>The development of the site would not affect ancient woodland features.</p>
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	<p>The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the site selection process.</p>
10. Consider Wiltshire Council	<p>Not applicable – the site does not fall within one of the Council’s current guidance areas.</p>

guidance to maintain SAC integrity in relevant areas?	
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	A Regionally Important Geological Site is situated approx. 150m from the site, within the Arn Hill Down County Wildlife Site. It is unlikely that there would be any effects on this designation as a result of development on this site.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 1</p> <p>Mitigation to offset the potential effects of development on local ecological features may be possible, which would need to be determined by ecological assessment in support of a planning application to inform mitigation, compensation and enhancement measures. The southern boundary is a protected roadside verge (County Wildlife Site) WCC 2-18, and any losses resulting from the provision of access to Westbury Road would need to be mitigated onsite. Due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment is required if the site is taken forward into any subsequent stage of selection process. Overall it is considered that the effects on this objective would be moderate adverse given mitigation associated with the River Avon SAC is likely to be problematic.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the market town of Warminster, which benefits from a good range of facilities and infrastructure. The site is on the edge of the settlement, within a moderately accessible distance to the services and facilities in the town centre. Future residents are likely to rely on the private vehicle to access some of these services which are not within walking or cycling distance. The site slopes, and rises on high ground which occupies a prominent position in the landscape. The site is also close to/adjoining areas of ecological interest which are likely to require buffers that would reduce the developable area of the site. The development of the site would be capable of delivering appropriate housing densities having regard to these considerations, and in line with other local planning policy and available evidence, and also having regard to the need to reflect and respond to the character of the adjoining residential development.
2. Maximise reuse of previously developed land where possible/appropriate?	The site is greenfield and does not appear to include any previously developed land. Development of this site would not present an opportunity to reuse previously developed land.
3. Encourage remediation of contaminated land?	The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land

	for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 2	
The site comprises greenfield land not previously developed but does adjoin a market town which benefits from a range of facilities and services within a moderately accessible distance from the site. The agricultural land quality of the site can only be assumed at this stage to be BMV as a precautionary approach. On balance, it is considered that the effects on this objective would be minor adverse.	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. There is a trunk water main through the site to the south. Therefore significant new connections would need to be provided to support development. This would require agreement(s) to be reached to secure the necessary statutory easement(s). Development may only be possible on the north of the site. There are no local sewers to connect to.

2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) to control the risk of surface water flooding from impermeable surfaces. The site is in Flood Zone 1 and not at risk of fluvial flooding. There is a water course on the north side of wood (to north of site) which “disappears” into the ground. The site is on the edge of the chalk escarpment thus likely potential for soakaway use.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site falls within Source Protection Zone 2, and consultation with the Environment Agency will be required to assess the likely effects at any subsequent planning application stage.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction and discharge will need to be considered further through an appropriate assessment if the site is taken forward in any subsequent stage of the site selection process.

Assessment outcome (on balance) - -

SUMMARY OF SA OBJECTIVE 3

There is a trunk water main through the site to the south therefore significant new connections would need to be provided to support development. This would require agreement(s) to be reached to secure the necessary statutory easement(s). There are no local sewers to connect to. The site is in Flood Zone 1 and not at risk of surface water flooding. There is a water course on the north side of wood (to north of site) which “disappears” into the ground. The site is on the edge of the chalk escarpment thus likely potential for soakaway use. The topography of site would limit the amount of development within the site. The presence of a trunk main through part of the site would significantly limit the developable area of the site. Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward to any subsequent stage of the site selection process. Overall

it is considered that the effects on this objective would be moderate adverse since mitigation could be problematic to achieve.	
SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	
Decision Aiding Questions. Will the development site...	
1. Maintain and improve local air quality?	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).</p> <p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. The site is situated on the periphery of Warminster, being located quite far from the services and facilities within the town centre. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The adjacent Bath Road is close to the site and there may be potential noise implications. A road traffic noise assessment would be required in support of any future housing development proposals on the site.</p>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air</p>

particulates?	quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ²³⁶ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Assessment would be required in support of any proposals to satisfy that this level of development will not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	The HRA Screening confirmed that while development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 4	
Warminster does not have an AQMA. Notwithstanding that local air quality is likely to be affected through increases in local commuter traffic given its distance from the town centre and associated services. The site is located on the periphery of Warminster, and development is likely to increase local commuter traffic, which may impact	

²³⁶ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

on local air quality. The site is within a moderately accessible distance from the services and facilities within the town centre. Overall there are likely to be negative impacts arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Mitigation measures would need to be developed in accordance with national and local plan policy and based on air quality and noise assessments prepared in support of any planning applications. Air quality assessments should demonstrate that development would not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a
 Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy

sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse impact in relation this SA objective.	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is on the edge of the chalk escarpment and thus there is likely potential for the use of conventional soakaway. Such measures should be included in any subsequent planning application process as part of the detailed design and evaluated by relevant consultees. Advice on such matters should be taken from Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing)	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. In accordance with the NPPF, a Flood Risk

development)?	Assessment will be required to support any future planning applications of 1ha or more.
5. Protect and enhance the natural function of floodplains?	The site is located within Flood Zone 1. However, there are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 5b	
<p>The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is on the edge of the chalk escarpment and thus there is likely potential for conventional soakaway use. In accordance with the NPPF, a Flood Risk Assessment will be required to support any future planning applications of 1ha or more. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy. On balance the effects on this objective are considered to be moderate adverse.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The Warminster Conservation Area is a considerable distance from the site and separated by existing development. Therefore it is unlikely that there would be an effect on its significance. There are no Listed Buildings in the vicinity of the site that would be affected by development in this location. Development in this location is unlikely to result in any effect on the setting of Scheduled Monuments in the wider vicinity (bowl barrow on Arn Hill Down, approx. 450m away; and bowl barrow at Cop Heap, approx. 650m away).
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential/sensitivity of the site is considered to be 'low/medium'. There are no known sites but there could still be some potential, and therefore it is recommended that an archaeological assessment takes place as part of any future planning application. The historic landscape sensitivity of this site is considered to be 'low'. The site is described as 'post medieval fields which enclose a former area of 'downland', which is a 'common/frequent landscape character'.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.

4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of the settlement through high quality design. The site is separated from the Conservation Area and there are unlikely to be any impacts on this designation.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	The site is separated from the identified heritage assets and therefore would not present an opportunity to contribute to 'saving' heritage sites identified as being 'at risk'.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 6</p> <p>The site is separated from heritage assets (the Conservation Area, listed buildings and scheduled monuments). On the basis of available evidence, there would be a need to undertake further archaeological assessment as part of any future planning application, which would appear to be the only potential issue having regard to SA Objective 6. On balance, minor adverse impacts are envisaged on this objective.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the countryside?	In terms of landscape character the site falls within the Warminster Terrace landscape typology. This landscape character is described as being of moderate character and is in moderate condition. The County Landscape Character Assessment defines the strategy for this type of landscape as one of conservation and improvement of lost and/or declining features. Any subsequent planning application process would need to make provision for the continued conservation of the character and appearance of the area. The site is located within a Special Landscape Area (saved policy C3). The site occupies a prominent position which is a sloped site adjoining Westbury Road, on the slopes of Arn Down which is a distinctive landmark defining this edge of the town of Warminster. Adverse effects on the views of the grassland slope and wooded hill beyond are unlikely to be possible to mitigate through landscaping screening due to the character and topography of the site. There is no

	existing residential development on this slope and development here would represent a visible encroachment on to the slope. There is limited tree planting screening on the south west boundary adjoining Westbury Road, and the northern boundary is defined by a significant area of woodland, which forms the wooded (TPO) at Arn Hill Down. Due to the sloped topography which rises away from the road it is likely that development of this site would result in a significant impact to the landscape character of this part of Warminster. Development is likely to affect the setting of nearby residences on Westbury Road, and views from further afield would also be affected. The site is sloping and highly visible on rising ground.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to and retention of the existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces. The site adjoins public rights of way WARM26, WARM24 and WARM16, and there may be scope to increase connectivity of the rights of way network.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ²³⁷ ?	The site is separated from the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB) and there would not be an effect on this landscape designation. The site is sloped and highly visible on rising ground in the Special Landscape Area as well as being adjacent to the wooded (TPO) slopes of Arn Hill Down.
5. Protect rights of way, open space and common land?	The site adjoins public rights of way WARM26, WARM24 and WARM16, and there may be scope to increase connectivity of the rights of way network.

²³⁷ Cotswold AONB, Cranborne Chase and West Wiltshire Downs AONB, North Wessex Downs AONB

6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) - - -	
<p>SUMMARY OF SA OBJECTIVE 7</p> <p>The site occupies a prominent position which is a sloped site adjoining Westbury Road, and is bounded by a significant area of woodland, which forms the wooded (TPO) slopes of Arn Hill Down. Due to the sloped topography development of this site would be likely to result in highly visible and significant impact to the landscape character of this part of Warminster. The site is adjoined by three public rights of way, which would need to be protected, but there may be scope to improve connectivity through this site. On account of the site's prominence, its sloped topography, and the immediate proximity of protected woodland, the effects of developing this site are judged to be major adverse and mitigation is unlikely to be possible.</p>	
<p>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	The allocation and development of the site would appropriately respect the settlement hierarchy, by delivering a significant number of homes at the market town of Warminster.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	The allocation of the site for housing would assist in increasing availability of accommodation for the local workforce.
6. Consider the emerging	Warminster Town Council has produced a Neighbourhood Plan which was 'Made' in November 2016. The Neighbourhood Plan recognises that there are an outstanding number of homes to be found in Warminster, over and above existing

Neighbourhood Plans?	commitments including the West Warminster Urban Extension. The Neighbourhood Plan does not allocate land to redress this requirement, and notes that the WWUE combined with windfall and brownfield sites could meet strategic housing needs during the period of the Plan. On the basis of evidence available, the emerging Neighbourhood Plan does not deliver certainty of supply in the local area to meet residual housing needs, and therefore it will be appropriate to allocate additional land for housing through the Sites DPD to meet requirements over the remainder of the Core Strategy plan period.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Warminster, and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
Assessment outcome (on balance) +	
<p>SUMMARY OF SA OBJECTIVE 8</p> <p>The whole SHLAA site provides capacity for approximately 45 residential units (though this may be reduced through the mitigation set out in this assessment). Development of the site would contribute towards Wiltshire's housing supply and would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Other policies in the Core Strategy also require a mix of housing by affordability, tenure and size. Overall the effects on this objective are considered to be minor positive.</p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/ facilities/ employment. The site adjoins a PROW network, and access to and/or improvement to this network could be facilitated.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the	The site is within the catchment area of Smallbrook Surgery, which is approximately 850m from the site. The site is also with the catchment area of The Avenue Surgery, which is approximately 1km from the site. Both surgeries in the town currently have capacity issues. Mitigation would be required to support additional patient demand arising from the development of the

additional demand?	<p>site-</p> <p><u>The site is within the catchment area of The Avenue Surgery, which is approximately 1km from the site. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Therefore, mitigation in the form of either a S106 or CIL agreement will be required to support the funding of additional accommodation within the Warminster area to cope with the additional demand generated.</u></p>
5. Maximise opportunities within the most deprived areas?	<p>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Warminster area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. Development of this site is likely to contribute to the low levels of deprivation experienced in this area.</p>
6. Reduce rural isolation, including access to services for those without a car in rural areas?	<p>Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Warminster primarily.</p>
7. Support the development of community campuses?	<p>In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.</p>
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>Avenue Primary School has places available or expansion potential.</p> <p>In terms of secondary education, there is no capacity to expand Kingdown on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 9</p> <p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The site adjoins a market town and therefore would not contribute to rural isolation. Both GP surgeries in the town currently have capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site. The local primary school has capacity and can be expanded. However, if not there are schools in the town which are capable of expansion through mitigation to support additional capacity to cater for pupils arising from development. Secondary education needs would problematic to mitigate since it is reliant upon other developments delivering a new site.</p> <p>In the light of the issues surrounding secondary education, overall it is considered that the effects on this objective would result in a moderate adverse effect.</p>	

SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	There is scope to extend footpath provision through site design. The site is well located to allow for linkages to the existing pedestrian/cycle network, albeit there is not a pavement walkway on this side of Westbury Road and a crossing point would need to be provided.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities. The site is on the periphery of the settlement and there are few facilities located near to site, but the town centre is only 1km away. There are no shops, education, health care or other services located within 800m of the site. The nearest bus stops are at Westbury Road, close to the north west corner of the site. These bus stops serve the 265 Bath – Bradford on Avon – Trowbridge – Westbury – Warminster – Salisbury route. The site is located over 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. Future residents are likely to rely upon private vehicles from this location.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 10	
<p>The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities. The site is on the periphery of the settlement and there are few facilities located near to site, but the town centre is only 1km away. There are no shops, education, health care or other services located within 800m of the site. The nearest bus stops are at Westbury Road, close to the north west corner of the site. These bus stops serve the 265 Bath – Bradford on Avon – Trowbridge – Westbury – Warminster – Salisbury route. The site is located over 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. Future residents may still rely on the private vehicle to access services and facilities. The site is well located to allow for linkages to the existing pedestrian/cycle network, although a crossing point to access the pavement on the other side of Westbury Road would be required. Future residents could utilise sustainable transport options or choose to walk or cycle into the town from this location. The effects on this objective are considered to be minor adverse.</p>	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	

Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres. There are a number of Principle Employment Areas in Warminster, and a further 6ha employment land planned within the West Urban Extension. Development of the site has the potential to boost the local workforce.
2. Support the rural economy?	Being that the site is at a market town, the development of the site is unlikely to result in benefits for the rural economy.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 11	
The allocation of this site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of local retail, leisure and employment uses, including the various Principle Employment Areas in Warminster and the planned further 6ha employment land at the West Urban Extension. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. It is expected that development in this location would support the viability of Warminster town centre. Overall the effects on this objective are considered to be minor positive.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	There are various Principle Employment Areas which are safeguarded in Warminster, and there are also a large number of other businesses and services which provide for sources of employment. A level of housing growth in the town should help to support the vitality and viability of the services in Warminster.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to the market town of Warminster. While the site is not located at Salisbury or Trowbridge, the housing delivered at this settlement would boost the five year supply position in the North and West HMA, where Trowbridge is also located.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 12	
Allocation of the site could help to support the vitality and viability of the services and employment in Warminster by increasing the local population who are likely to rely	

on these services. Overall the effects on this objective are considered to be minor positive.

Site 1030 – 44 & 45 Bath Road, Warminster

Site context	
Site size: 1.87ha Site capacity: approximately 44 dwellings	
<u>The site is situated on the north-western edge of Warminster, on land north of Bath Road. The site is adjacent to an employment area at Crusader Business Park, and partly adjoins the Wiltshire Core Strategy West Warminster Urban Extension strategic allocation. The southeast part of the site contains existing residential dwellings, while the north-west part of the site is undeveloped. The field boundaries are defined by existing landscape screening. There is a gradual incline towards the north west, towards Brick Hill.</u>	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	<u>There are no specific biodiversity designations within or adjacent to this site. There are mature trees and hedgerows within the site and on the site boundaries, associated both with the agricultural fields and residential garden. There is a small copse adjacent to the southern boundary of the site, between the site and the roundabout. There are significant records of badgers in the area, and also records of bats. If existing buildings on the site were to be affected (such as by demolition or refurbishment), detailed bat surveys would be required. Hedgerows surrounding the site are UK BAP Priority Habitat and contribute to primary connectivity throughout the local area, providing commuting and foraging function for a range of wildlife species. These would need to be retained within any future development and links to adjacent connective habitats strengthened where possible. Scrub and rough grassland on site may offer habitat for reptiles and small mammals. Further ecological assessment would be required to inform any planning application.</u>
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs,	<u>Development at the settlement could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through increased water abstraction. Discharge from the Warminster Sewage Treatment Works (STW) affects levels of phosphates in the River Avon. Levels of phosphates in the river currently exceed the conservation targets for the Upper Wylfe, resulting in likely significant effects on the River Avon SAC. The planned level of growth to 2026 has been subject to HRA which concluded that planned growth would not have an adverse effect on the SAC, subject to mitigation</u>

<p>SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p><u>outlined in the Nutrient Management Plan (NMP). This judgement was made as a part of preparing the Wiltshire Core Strategy (WCS) but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process.</u></p> <p><u>The site is approx. 350m from Norridge Woods Ancient Woodland and County Wildlife Site, approx. 550m from Coldharbour Meadows County Wildlife Site, and approx. 800m from Arn Hill County Wildlife Site. No significant effects on these sites are considered likely.</u></p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p><u>The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as through retention and enhancement of habitat features through publicly accessible parts of the site.</u></p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p><u>In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.</u></p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p><u>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.</u></p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/species?</p>	<p><u>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site contains and adjoins woodland/hedgerow UK BAP priority habitat, which would need to be protected, and enhanced wherever possible, in any development of the site.</u></p>
<p>7. Consider the findings of the HRA in site selection and design?</p>	<p><u>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and increased discharges of sewage to the river. An appropriate assessment is required if the site is taken forward into any subsequent stage of the site selection process.</u></p>
<p>8. Maintain the existing extent of ancient woodland sites?</p>	<p><u>The site is located approximately 350m from Norridge Woods Ancient Woodland. No significant effects on this woodland are considered likely.</u></p>
<p>9. Require that disturbance impacts of</p>	<p><u>The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects</u></p>

proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	<u>of recreational disturbance is required if the site is taken forward to any subsequent stage of the site selection process.</u>
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	<u>Not applicable – the site does not fall within one of the Council’s current guidance areas.</u>
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	<u>A Regionally Important Geological Site (old quarry) is situated approx. 1.2 km from the site, within the Arn Hill Down County Wildlife Site. It is unlikely that there would be any adverse effects on this designation as a result of development of this site.</u>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 1	
<u>There are no specific biodiversity designations within or adjacent to this site. There are mature trees and hedgerows within the site and on the site boundaries, associated both with the agricultural fields and residential garden. However, there are records of badgers and bats, and potential habitat for reptiles and small mammals. Mitigation to offset the potential adverse effects of development may be possible, which would need to be determined by ecological assessment in support of a planning application to inform mitigation, compensation and enhancement measures. Due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment is required if the site is taken forward into any subsequent stage of selection process. Overall, it is considered that the effects on this objective would be moderate adverse given mitigation associated with the River Avon SAC is likely to be problematic.</u>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<u>The site is situated on the edge of the market town of Warminster, which benefits from a good range of facilities and infrastructure. However, the site is on the north-western edge of Crusader Park which is isolated from the rest of the town. Future residents are likely to rely on the private vehicle to access most services and facilities within the town from this location.</u>
2. Maximise reuse of previously developed land where possible/appropriate?	<u>The site is predominantly greenfield, but also includes a small area in the south of the site which contains existing dwellings (previously developed land).</u>

3. Encourage remediation of contaminated land?	<u>The site is predominantly greenfield, but also includes existing dwellings (previously developed land). The site borders potentially contaminated land associated with the industrial estate.</u>
4. Ensure the design and layout of new development supports sustainable waste management?	<u>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council’s waste management team.</u>
5. Protect and enhance soil quality?	<u>In line with national and local planning policy, the development of the site should seek to ensure that soil quality and structure is appropriately protected.</u>
6. Protect the best and most versatile agricultural land?	<u>The site appears to be Grade 2 BMV although a more up-to-date assessment may need to be undertaken. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location, such a loss would be considered minor to negligible.</u>
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<u>The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</u>
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p><u>The site comprises predominantly greenfield land, with some previously developed land in the form of existing housing. The site is on the north-western edge of Crusader Park which is isolated from the rest of the town. Future residents are likely to rely on the private vehicle to access most services and facilities within the town from this location.</u></p> <p><u>There are no known contamination issues but the site borders potentially contaminated land associated with the industrial estate. The site is not located within a designated Mineral Safeguarding Area or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</u></p> <p><u>On balance, it is considered that the effects on this objective would be minor adverse.</u></p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	

<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p><u>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. Development of the site would increase pressure on the local water supply and sewerage network. Further investigation is required regarding capacity of local sewer network.</u></p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p><u>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</u></p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p><u>In developing the site for housing, consideration would need to be given to the installation of water saving measures e.g. water harvesting and water metering, in line with local plan policies, national policy and the objectives of the relevant water utilities company.</u></p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p><u>Development of the site will need to make provision for on-site surface and foul water drainage. The site is in Flood Zone 1 and not at risk of fluvial flooding. However, the site is within Source Protection Zone 2 and therefore careful consideration needs to be given to disposal of surface water and foul drainage.</u></p> <p><u>Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) to control the risk of surface water flooding from impermeable surfaces.</u></p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p><u>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site falls within Source Protection Zone 2, and consultation with the Environment Agency will be required to assess the likely effects at any subsequent planning application stage.</u></p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p><u>The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction and discharge will need to be considered further through an appropriate assessment if the site is taken forward in any subsequent stage of the site selection process. Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening.</u></p>
<p>Assessment outcome (on balance) - -</p>	

SUMMARY OF SA OBJECTIVE 3

The site is in Flood Zone 1 and not at risk of fluvial flooding. However, the site is within Source Protection Zone 2 and therefore careful consideration needs to be given to disposal of surface water and foul drainage. Development of the site would increase pressure on the local water supply and sewerage network but it is considered that adequate infrastructure can be put in place.

Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward to any subsequent stage of the site selection process. Overall it is considered that the effects on this objective would be moderate adverse since mitigation could be problematic to achieve.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p><u>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).</u></p> <p><u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. The site is situated on the periphery of Warminster, being located quite far from the services and facilities within the town centre. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</u></p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p><u>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u></p> <p><u>Bath Road and Crusader Park are adjacent to this site and there may be associated noise/light/odour/vibration implications. Relevant assessments would be required in support of any future housing development proposals on the site.</u></p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other</p>	<p><u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy</u></p>

particulates?	<u>and advice from relevant bodies.</u> <u>The site is on the north-western edge of Crusader Park which is isolated from the rest of the town. Future residents are likely to rely on the private vehicle to access most services and facilities within the town from this location.</u>
4. Seek to reduce development in or near to AQMAs ²³⁸ ?	<u>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Assessment would be required in support of any proposals to satisfy that this level of development will not trigger a requirement to declare AQMAs or cause deterioration in existing ones.</u>
5. Ensure that air quality impacts on local biodiversity sites are avoided?	<u>The HRA Screening confirmed that while development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	<u>This site is on the north-western edge of Crusader Park which is isolated from the rest of the town. Future residents are likely to rely on the private vehicle to access most services and facilities within the town from this location.</u> <u>Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u>
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	<u>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
Assessment outcome (on balance) -	

²³⁸ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

SUMMARY OF SA OBJECTIVE 4	
<u>Warminster does not have an AQMA. Notwithstanding that, local air quality is likely to be adversely affected through increases in local commuter traffic given the location of this site to the north-west of Crusader Park, isolated from the rest of the town.</u>	
<u>Overall, there are likely to be negative impacts arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Bath Road and Crusader Park are adjacent to this site and there may be associated noise/light/odour/vibration implications. Relevant assessments would be required in support of any future housing development proposals on the site.</u>	
<u>Air quality assessments should demonstrate that development would not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.</u>	
<u>On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.</u>	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	<u>Development of the site for housing would likely increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in ‘Delivering strategic objective 2: to address climate change’ and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.</u>
2. Promote the development of renewable and low carbon sources of energy?	<u>Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.</u>
3. Promote energy efficiency in buildings and new development?	<u>Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.</u>
4. Minimise contributions to climate change through sustainable building practices?	<u>Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.</u>

Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5a	
<p><u>Minimising the impacts on climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</u></p> <p><u>However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse impact in relation to this SA objective.</u></p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p><u>The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.</u></p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p><u>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</u></p> <ul style="list-style-type: none"> <u>• hotter summers;</u> <u>• milder winters;</u> <u>• increased periods without rain;</u> <u>• increased intensity in rainfall; and</u> <u>• more extreme weather events.</u> <p><u>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</u></p>

<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p><u>The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.</u></p> <p><u>However, site is within a Source Protection Zone and therefore careful consideration needs to be given to the disposal of surface water and foul water from this site.</u></p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p><u>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. In accordance with the NPPF, a Flood Risk Assessment will be required to support any future planning applications of 1ha or more.</u></p>
<p>5. Protect and enhance the natural function of floodplains?</p>	<p><u>The site is located within Flood Zone 1. However, there are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy and mitigation could be problematic.</u></p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 5b</p> <p><u>The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. In accordance with the NPPF, a Flood Risk Assessment will be required to support any future planning applications of 1ha or more.</u></p> <p><u>There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy and mitigation could be problematic. On balance, the effects on this objective are considered to be moderate adverse.</u></p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?</p>	<p><u>The Warminster Conservation Area is a considerable distance from the site and separated by existing development. Therefore, it is unlikely that there would be an effect on its significance. There are no Listed Buildings in the vicinity of the site that would be affected by development in this location. Development in this location is unlikely to result in any effects on the setting of Scheduled Monuments in the wider vicinity.</u></p>

<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p><u>The archaeological potential/sensitivity of the site is considered to be 'medium'. It is recommended that an archaeological assessment takes place as part of any future planning application. The historic landscape sensitivity of this site is considered to be 'medium'. The site is described as currently a mix of grassland for grazing and scattered woodland/development. Formerly post medieval fields with an associated farmstead. The original character from the post medieval period survives in the land parcel boundaries and parts of the historic farmstead appear to remain extant.</u></p>
<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p><u>There are no historic buildings within the site, and as such no opportunity to reuse historical buildings or buildings of significance is presented.</u></p>
<p>4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?</p>	<p><u>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of the settlement through high quality design. The site is separated from the Conservation Area and there are unlikely to be any impacts on this designation.</u></p>
<p>5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?</p>	<p><u>The site is separated from the identified heritage assets and therefore would not present an opportunity to contribute to 'saving' heritage sites identified as being 'at risk'.</u></p>
<p>6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?</p>	<p><u>The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.</u></p>
<p>Assessment outcome (on balance) -</p>	
<p>SUMMARY OF SA OBJECTIVE 6</p> <p><u>The site is separated from heritage assets (the Conservation Area, listed buildings and scheduled monuments). On the basis of available evidence, there would be a need to undertake further archaeological assessment as part of any future planning application, which would appear to be the only potential issue having regard to SA Objective 6. On balance, minor adverse impacts are envisaged on this objective.</u></p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local</p>	

distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p><u>In terms of landscape character the site falls within the Warminster Terrace landscape typology. This landscape character is described as being of moderate character and is in moderate condition. The County Landscape Character Assessment defines the strategy for this type of landscape as one of conservation and improvement of lost and/or declining features. Any subsequent planning application process would need to make provision for the continued conservation of the character and appearance of the area. There are no Tree Preservation Orders (TPOs) within or close to the site.</u></p> <p><u>The site lies adjacent to the Bath Road and Crusader Business Park. The site would need to provide green infrastructure buffers, links to recreation and other services, which may result in a reduction of potential capacity. The development of the site would need to consider the gateway location to the town.</u></p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	<p><u>In accordance with local plan policy and guidance, the development of the site for housing could offer some potential to deliver Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.</u></p>
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	<p><u>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces.</u></p>
4. Conserve and enhance areas with landscape designations and take	<p><u>The site is approx. 2.2km from the Cranborne Chase Area of Outstanding Natural Beauty (AONB) to the west, with a considerable area of woodland/ancient woodland between the site and the AONB and adverse effects on the AONB</u></p>

account of their management objectives, in particular for the three local AONBs ²³⁹ ?	<u>are not considered likely.</u>
5. Protect rights of way, open space and common land?	<u>The site does not contain or adjoin any public rights of way, open space or common land.</u>
6. Protect the Western Wiltshire Green Belt from inappropriate development?	<u>In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.</u>
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 7	
<u>The site would need to provide green infrastructure buffers, links to recreation and other services, which may result in a reduction of potential capacity. The development of the site would need to consider the gateway location to the town. There are no public rights of way within or close to the site. The effects of developing this site are judged to be minor adverse.</u>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	<u>The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.</u>

²³⁹ Cotswold AONB, Cranborne Chase and West Wiltshire Downs AONB, North Wessex Downs AONB

2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	<u>Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units.</u>
3. Ensure adequate provision of land to meet housing needs?	<u>In accordance with national policy/local plan policy, the allocation of the site would boost housing supply to meet local and HMA targeted needs.</u>
4. Have regard to the settlement hierarchy?	<u>The allocation and development of the site would appropriately respect the settlement hierarchy, by delivering a significant number of homes at the market town of Warminster.</u>
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	<u>The allocation of the site for housing would assist in increasing availability of accommodation for the local workforce.</u>
6. Consider the emerging Neighbourhood Plans?	<u>Warminster Town Council has produced a Neighbourhood Plan which was 'Made' in November 2016. The Neighbourhood Plan recognises that there are an outstanding number of homes to be found in Warminster, over and above existing commitments including the West Warminster Urban Extension. The Neighbourhood Plan does not allocate land to redress this requirement, and notes that the WWUE combined with windfall and brownfield sites could meet strategic housing needs during the period of the Plan. On the basis of evidence available, the emerging Neighbourhood Plan does not deliver certainty of supply in the local area to meet residual housing needs, and therefore it will be appropriate to allocate additional land for housing through the Sites DPD to meet requirements over the remainder of the Core Strategy plan period.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	<u>In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Warminster, and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.</u>
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 8 <u>The whole SHLAA site provides capacity for approximately 44 residential units (though this may be reduced through the mitigation set out in this assessment). Development of the site would contribute towards Wiltshire's housing supply and would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Other policies in the Core Strategy also require a mix of housing by affordability, tenure and size. Overall the effects on this objective are considered to be minor positive.</u>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	

Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	<u>In accordance with national policy/local plan policy, the development of the site could be designed to reduce crime and the fear of crime.</u>
2. Promote design of buildings and spaces to reduce obesity?	<u>In accordance with national policy/local plan policy and best practice, the allocation and development of the site could provide opportunities to improve cycling and walking routes to local services/ facilities/ employment, and a small amount of open space could be provided on-site.</u>
3. Promote the design of buildings and spaces to meet the changing needs of the population?	<u>In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing demands of the population in Wiltshire.</u>
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<u>The site is within the catchment area of The Avenue Surgery, which is approximately 1.5km from the site. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Therefore, mitigation in the form of either a S106 or CIL agreement will be required to support the funding of additional accommodation within the Warminster area to cope with the additional demand generated.</u>
5. Maximise opportunities within the most deprived areas?	<u>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Warminster area through housing provision, short-term construction jobs and a larger workforce for local businesses.</u> <u>This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. Development of this site is likely to contribute to the low levels of deprivation experienced in this area.</u>
6. Reduce rural isolation, including access to services for those without a car in rural areas?	<u>Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Warminster primarily. But no adverse effects are considered likely.</u>
7. Support the development of community campuses?	<u>In accordance with the council's Business Plan objectives, the allocation and development of the site could potentially assist in the delivery of a local community campus.</u>
8. Is the site accessible to local	<u>There is capacity in local primary schools to meet needs generated by this development, or schools could be</u>

<p>schools and is there capacity to cope with the additional demand generated from the site?</p>	<p><u>expanded.</u></p> <p><u>In terms of secondary education, there is no capacity to expand Kingdown on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town.</u></p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 9</p>	
<p><u>The provision of housing could help reduce poverty, deprivation and promote more inclusive and self-contained communities. The allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures. There would be some social and economic benefits for the Warminster area through housing provision, short-term construction jobs and a larger workforce for local businesses.</u></p>	
<p><u>The site is within the catchment area of The Avenue Surgery. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Mitigation would be required to support additional patient demand arising from the development of this site.</u></p>	
<p><u>There is capacity in local primary schools to meet needs generated by this development, or schools could be expanded. However, in terms of secondary education, there is no capacity to expand Kingdown on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town.</u></p>	
<p><u>In the light of the issues surrounding secondary education, overall it is considered that the effects on this objective would result in a moderate adverse effect.</u></p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p><u>There is scope to extend footpath provision through site design. The site is not considered to be well related to the rest of the town being located next to Crusader Business Park, some 1.5km from the town centre, which does not encourage walking and cycling to local facilities in the town. There is an existing pavement along the eastern side of Bath Road but this stops before the top of the hill. Further provision may need to be provided.</u></p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p><u>Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.</u></p>

3. Improve the jobs/homes balance, to reduce out-commuting?	<u>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</u>
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	<p><u>The site is not considered to be well related to the rest of the town being located next to Crusader Business Park, which does not encourage walking and cycling to local facilities in the town. There is an existing pavement along Bath Road but no bus stops within 400m. The town centre and railway station are approx. 2km from the site which is considered acceptable cycling distance but not for walking. Poor walking/cycling facilities in this area likely to discourage trips though.</u></p> <p><u>Development may contribute to congestion on A36/A350/Bath Rd roundabout. Regular delays are experienced on the B3414, on Church Street, Silver Street, George Street, High Street and Market Place.</u></p>
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 10</p> <p><u>The site is not considered to be well related to the rest of the town being located next to Crusader Business Park, some 1.5km from the town centre, which does not encourage walking and cycling to local facilities in the town, and there are no bus stops within 400m. Development will increase need to travel and increase private car journeys. However, given the size of the site and anticipated number of dwellings, transport related effects are not considered to be significant.</u></p> <p><u>The effects on this objective are considered likely to be minor adverse overall.</u></p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	<u>The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres. There are a number of Principle Employment Areas in Warminster, and a further 6ha employment land planned within the West Urban Extension. Development of the site has the potential to boost the local workforce.</u>
2. Support the rural economy?	<u>Being that the site is at a market town, the development of the site is unlikely to result in benefits for the rural economy.</u>
Assessment outcome (on balance) +	

SUMMARY OF SA OBJECTIVE 11	
<p><u>The allocation of this site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of local retail, leisure and employment uses, including the various Principle Employment Areas in Warminster and the planned further 6ha employment land at the West Urban Extension. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. It is expected that development in this location would support the viability of Warminster town centre. Overall the effects on this objective are considered to be minor positive.</u></p>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the vitality and viability of existing employment areas?	<p><u>There are various Principle Employment Areas which are safeguarded in Warminster, and there are also a large number of other businesses and services which provide for sources of employment. A level of housing growth in the town should help to support the vitality and viability of the services in Warminster.</u></p>
2. Provide a focus for development in Salisbury and Trowbridge?	<p><u>In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to the market town of Warminster. While the site is not located at Salisbury or Trowbridge, the housing delivered at this settlement would boost the five year supply position in the North and West HMA, where Trowbridge is also located.</u></p>
<p>Assessment outcome (on balance) +</p>	
SUMMARY OF SA OBJECTIVE 12	
<p><u>Allocation of the site could help to support the vitality and viability of the services and employment in Warminster by increasing the local population who are likely to rely on these services. Overall the effects on this objective are considered to be minor positive.</u></p>	

Site 1032 - Bore Hill Farm, Warminster

Site context	
Site size: 5.23ha	Site capacity: approximately 69 dwellings

The site comprises a broadly triangular area of land on the southern edge of Warminster, situated between the A36 Warminster bypass, Deverill Road and residential development at Ludlow Close. The site is located to the south east of SHLAA site 302. The site contains an operational bio-digester facility on the southernmost part of the site with a landscape ridge/bund surrounding it which largely obscures it from view when observed from the PROW running along the north edge of the site. The topography of the site is gently sloped forming a valley landscape formation. The site has strong boundary screening to the A36, although as a result of the proximity to this road there are audible levels of noise. The site is well contained in the landscape. Visual impacts of development may be perceived from the adjoining properties at Ludlow Close and Bradley Close and from the PROW (WARM60) which runs along the north boundary. There is an existing access to the site from Deverill Road, via Bore Hill Farm.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>The woodland buffer to the main road along the southern boundary and in the south eastern corner of the site should be protected and retained as a valuable wildlife corridor for commuting/foraging bats, badgers, nesting birds and other species. There are some mature trees on the northern (including a TPO) and north eastern boundaries which should be retained. Trees and farm buildings within the site have potential for roosting bats. The grassland on this site appears to be agriculturally improved. An ecological assessment of the site would be required to inform mitigation, compensation and enhancement measures. The development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>Development at the settlement could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through increased water abstraction. Discharge from the Warminster Sewage Treatment Works (STW) affects levels of phosphates in the River Avon. Levels of phosphates in the river currently exceed the conservation targets for the Upper Wylye, resulting in likely significant effects on the River Avon SAC. The planned level of growth to 2026 has been subject to HRA which concluded that planned growth would not have an adverse effect on the SAC, subject to mitigation outlined in the Nutrient Management Plan (NMP). This judgement was made as a part of preparing the Wiltshire Core Strategy (WCS) but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as through improvement and connection to the adjacent public right of way network and retention and enhancement of habitat features through publicly accessible parts of the site.</p>
<p>4. Require protection and provision of</p>	<p>In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing</p>

green corridors and river corridors, with use of buffer strips, where necessary?	would have the potential to make suitable provision for buffers to recognised green/water course corridors.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site close to areas of deciduous woodland (plantation) UK BAP priority habitat, which would need to be protected in any development of the site.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and increased discharges of sewage to the river. An appropriate assessment is required if the site is taken forward into any subsequent stage of the site selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the site selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	There are no Local Geological Sites within or near the site. The development of the site would be unlikely to lead to impacts on designated Local Geological Sites.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 1	
Mitigation to offset the potential effects of development on local ecological features is likely to be possible, which would need to be determined by ecological	

assessment in support of a planning application to inform mitigation, compensation and enhancement measures. Due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment is required if the site is taken forward into any subsequent stage of the site selection process. Overall it is considered that the effects on this objective would be moderate adverse given mitigation associated with the River Avon SAC is likely to be problematic.

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is situated on the edge of the market town of Warminster, which benefits from a good range of facilities and infrastructure. The site is on the edge of the settlement, some distance from the services and facilities in the town centre. Future residents are likely to rely on the private vehicle to access some of these services which are not within walking or cycling distance. Given the residential nature of the land adjoining the site, development density could be optimised to make good use of the land available, albeit the developable part of the site would need to be reduced to take account of any required ecological buffers, buffers to the adjoining PROW and any required buffers mitigate the proximity to the A36 and bio-digester plant. Furthermore the topography of the site is sloped. The development of the site would be capable of delivering appropriate housing densities having regard to these considerations, and in line with other local planning policy and available evidence, and also having regard to the need to reflect and respond to the character of the adjoining development.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The northern part of the site is greenfield. The southern part of the site contains the Bore Hill bio-digester plant which is in operation and it is not anticipated that this part of the site would be available for redevelopment. Land to the north of the bio-digester contains agricultural buildings associated with Bore Hill Farm and groundworks associated with permitted commercial development.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>The northern part of the site is greenfield land, and it is considered unlikely that remediation measures would be required in order to facilitate development. The southern part of the site contains Bore Hill Farm bio-digester which would likely require land remediation if this were to be redeveloped. However, as the bio-digester is operational it is not anticipated that this part of the site would be available for development.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
<p>5. Protect and enhance soil quality?</p>	<p>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at the undeveloped part of the site.</p>

<p>6. Protect the best and most versatile agricultural land?</p>	<p>The site is made up of Grade 2 and 3b Agricultural Land although the loss of some Grade 2 has already been permitted through commercial development and the bio-digester on the site. The remaining northern half of the site comprises predominantly Grade 2 BMV. In the absence of any evidence suggesting that agricultural use of this part of the site has been sterilised as a consequence of permitted development or how non BMV land could solely be developed, a precautionary approach is adopted. Therefore the loss of Grade 2 BMV would be permanent and mitigation problematic</p>
<p>7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?</p>	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p>The northern part of the site is greenfield land whilst the southern part of the site contains the Bore Hill bio-digester plant which is in operation and it is not anticipated that this part of the site would be available for redevelopment. Land to the north of the bio-digester which contains agricultural buildings associated with Bore Hill Farm which also benefits from planning permission for commercial development with some ground work having been carried out. Development density could be optimised to make good use of the land available, albeit the developable part of the site would need to be reduced to take account of any easements and/or constraints such as ecological buffers, buffers to the adjoining PROW, the A36 and bio-digester plant. The site also has sloped topography which may further limit development density.</p> <p>The northern half of the site is partly Grade 2 BMV land and development would result in the permanent loss of best and most versatile agricultural land. Given that it is not clear how the part of the site that is not BMV agricultural land could be developed without development on the BMV land, it is likely that at least some loss of BMV land would occur.</p> <p>On the balance of evidence available, it is considered that the site would result in moderate adverse effects against this objective since mitigation would be problematic.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. There is an offsite connecting main to an agreed point of connection. In relation to sewerage, the site is within the Warminster STW catchment. There is capacity available for foul water flows in local sewers. There are no public surface water systems at this location, and the site would be unable to proceed without a</p>

	satisfactory surface water outfall being provided.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of SuDS to control the risk of surface water flooding from impermeable surfaces. Wiltshire Council's Groundwater Strategy would need to be considered alongside and CIRIA Guidance Part E, Chapter 25. The site has already been partially permitted with the anaerobic-digester and commercial units with foul pumping station and main to reach public foul sewer. Any development of the site would also need to consider the possible use of a pumping station to reach public sewer, which would then need to include space in site plus 15m clear zone all around it free from dwellings. The site is in Flood Zone 1 but there is an area within the site which is identified as being at risk from surface water flooding, which would need to be addressed if the site was to be developed, and which might also require off-site works. The fall of the land is to the east towards the River Wylde, and there is a possible need for attenuation measures to be provided which would reduce the available site area for development.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site does not fall within a Source Protection Zone.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction and discharge will need to be considered further through an appropriate assessment if the site is taken forward in any subsequent stage of the site selection process.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 3	

There is an off-site connecting main to an agreed point of connection. In relation to sewerage, the site is within the Warminster STW catchment. There is capacity available for foul water flows in local sewers. There are no public surface water systems at this location, and the site would be unable to proceed without a satisfactory surface water outfall being provided. The site has also been identified at risk from surface water flooding which would be required to be addressed as part of any future development and may involve off-site works. Due to the relationship of the site with the Hampshire Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process and in the determination of any planning application for the development of the site. Overall it is considered that the effects on this objective would be moderate adverse given that mitigation measures associated with the Hampshire Avon SAC could be problematic to achieve.

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. The site is situated on the periphery of Warminster, being located quite far from the services and facilities within the town centre. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The adjacent A36 trunk road is likely to be a source of noise and possible air pollution for this site, and there may be potential for impacts from the bio-digester within the site. Housing should not be built up to the boundary with the bio digester due to the likely impacts of noise and odour. There are frequent deliveries of fuel to the plant and there will be noise and occasional fugitive emissions associated with deliveries. There will also be noise associated with permanent plant on the site. The impacts on amenity for residential properties nearby are likely to be similar to that of living in close proximity to a working farm, and therefore a suitable distance should be left between a farm and residential properties to reduce the impacts. With regards to road traffic noise, a suitable and sufficient assessment of the road traffic noise should be commissioned by any applicants and attenuation measures included in the layout and design. Attenuation measures may include barriers such as bunds or fencing and may take up some of the land area reducing the area available for housing.</p>
<p>3. Mitigate the impacts from uses that</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local</p>

generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMA ²⁴⁰ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Assessment would be required in support of any proposals to satisfy that this level of development will not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	The HRA Screening confirmed that while development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 4	
Warminster does not have an AQMA. Notwithstanding that local air quality is likely to be affected through increases in local commuter traffic given its distance from the town centre and associated services and facilities. Overall there are likely to be negative impacts arising from development in this location (both short and long term)	

²⁴⁰ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

due to the likely increase in vehicular trips. Mitigation measures would need to be developed in accordance with national and local plan policy and based on air quality and noise assessments given the relationship of the site to the A36, bio-digester plant, commercial development and working farm which could reduce the developable area of the site. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse impact in relation this SA objective.

SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within Flood Zone 1. There is an area within the site at risk from surface water flooding which would need to be resolved through any subsequent planning application if the site taken forward and be developed.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	Although the site is in Flood Zone 1, there is an area within the site at risk from surface water flooding which would need to be resolved if the site was to be developed. In addition, any proposals for soakaways on sites in Warminster will require additional ground investigations prior to any planning permissions being granted. This is because Warminster has a mix of soils and therefore conventional soakaways are unlikely to be effective in some areas. Such measures should be included in any subsequent planning application process as part of the detailed design and evaluated by relevant consultees. Advice on such matters should be taken from Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	Although the site is in Flood Zone 1, there is an area within the site at risk from surface water flooding which would need to be resolved if the site was to be developed. Any development of this site would need to be carefully designed to take into consideration any future surface water flooding risk. A Flood Risk Assessment will be required to support any future planning applications of 1ha or more; or in any areas within Flood Zone 1 which have critical drainage problems.

5. Protect and enhance the natural function of floodplains?	The site is located within Flood Zone 1. However, there are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy/FRA.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 5b</p> <p>The site is located within Flood Zone 1. There is an area within the site at risk from surface water flooding which would need to be resolved if the site was to be developed. A FRA and drainage strategy should be undertaken to support any future planning application and should be informed by additional ground investigations given that Warminster has a mix of soils which could make soakaways ineffective in some areas. Further assessment would be required to inform an appropriate drainage strategy. On balance the effects on this objective are considered to be moderate adverse.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is separated from the Warminster Conservation Area by existing development and it is unlikely that development on this site would result in harm to its setting or significance. Development in this location would be unlikely to impact upon the settings of any listed buildings, with the nearest being Grade II Listed Butlers Coombe Farmhouse which is well screened by planting along Deverill Road. There are no Scheduled Monuments within or adjacent to the site.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential/sensitivity of the site is considered to be 'low/medium'. There are no known sites but there could still be some potential, therefore it is recommended that an archaeological assessment is undertaken as part of any future planning application. The historic landscape sensitivity of this site is considered to be 'low'. The site is described as 'modern fields created by altering post medieval fields', which is a 'common/frequent landscape character'.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site contains no existing buildings of historical significance, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character	The site is separated from the Conservation Area and there are unlikely to be any impacts on this designation. However, in

and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of the settlement through high quality design.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	The site is separated from the identified heritage assets and therefore would not present an opportunity to contribute to 'saving' heritage sites identified as being 'at risk'.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 6	
The site is separated from heritage assets (the Conservation Area, listed buildings and scheduled monuments). On the basis of available evidence, there would be a need to undertake further archaeological assessment as part of any future planning application, which would appear to be the only potential issue having regard to SA Objective 6. On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	In terms of landscape character the site falls within the Longleat-Stourhead Greensands Hills landscape typology. This landscape character is described as being of strong character and is in good condition. The County Landscape Character Assessment defines the strategy for this type of landscape as one of conservation of the woodland, parkland and the mosaic of pastures and meadows that characterise the landscape along with the small scale villages, ancient sunken lanes and the largely intact pattern of small irregular fields bounded by ditched and banked hedgerows. Any subsequent planning application process would need to make provision for the continued conservation of the character and appearance of the area. The site is reasonably well contained and while development may have an impact on nearby residences, there is scope to introduce additional landscaping to minimise effects. Additional planting would be required to protect green corridors along the PROW to the north of the site, and along Deverill Road.

2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to and retention of the existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces. The site adjoins a PROW and there may be opportunities to improve this part of the network, and to create new links.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ²⁴¹ ?	The site is approximately 450m from the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). The A36 and associated strong boundary screening means that views to and from the AONB are unlikely to be affected by development in this location. Development of this site would avoid pressure to develop in areas with landscape designations.
5. Protect rights of way, open space and common land?	The site is adjoined on its northern edge by Public Right of Way WARM60. The right of way would need to be retained through any future development of the site, and development of the site could be an opportunity to enhance this PROW.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 7	

²⁴¹ Cotswold AONB, Cranborne Chase and West Wiltshire Downs AONB, North Wessex Downs AONB

<p>The site is formed of a roughly triangular area of land on the southern edge of Warminster, between the A36 Warminster bypass, Deverill Road and the residential edge of the settlement. The southern part of the site has been developed with the Bore Hill bio-digester plant which is obscured by a bund which encircles it. The site is reasonably well contained from the wider landscape, although development in this location is likely to be visually apparent from adjoining residential properties and the PROW on the north boundary of the site. This may be possible to mitigate to some degree by additional planting and additional green infrastructure buffers. The PROW would need to be retained through any development of the site and appropriate landscape buffers to the PROW and the adjoining woodland and hedges would be required. On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.</p>	
<p>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Provide an adequate supply of affordable housing?</p>	<p>The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.</p>
<p>2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?</p>	<p>Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units.</p>
<p>3. Ensure adequate provision of land to meet housing needs?</p>	<p>In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.</p>
<p>4. Have regard to the settlement hierarchy?</p>	<p>The allocation and development of the site would appropriately respect the settlement hierarchy, by delivering a significant number of homes at the market town of Warminster.</p>
<p>5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?</p>	<p>The allocation of the site for housing would assist in increasing availability of accommodation for the local workforce.</p>
<p>6. Consider the emerging Neighbourhood Plans?</p>	<p>Warminster Town Council has produced a Neighbourhood Plan which was 'Made' in November 2016. The Neighbourhood Plan recognises that there are an outstanding number of homes to be found in Warminster, over and above existing commitments including the West Warminster Urban Extension. The Neighbourhood Plan does not allocate land to redress this requirement, and notes that the WWUE combined with windfall and brownfield sites could meet strategic housing needs during the period of the Plan. On the basis of evidence available, the emerging Neighbourhood Plan does not deliver certainty of supply in the local area to meet residual housing needs, and therefore it will be appropriate to allocate additional land for housing through the Sites DPD to meet requirements over the remainder of the Core Strategy plan period.</p>

7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Warminster, and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
Assessment outcome (on balance) +	
<p>SUMMARY OF SA OBJECTIVE 8</p> <p>The whole SHLAA site provides capacity for approximately 69 residential units (though this may be reduced through the mitigation set out in this assessment).</p> <p>The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Other policies in the Core Strategy also require a mix of housing by affordability, tenure and size. The effects on this objective are considered to be minor positive.</p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/ facilities/ employment. The site adjoins a PROW network, and access to this network could be facilitated.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<p>The site is within the catchment area of Smallbrook Surgery, which is approximately 1.8km from the site. The site is also with the catchment area of The Avenue Surgery, which is approximately 1.9km from the site. Both surgeries in the town currently have capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site.</p> <p><u>The site is within the catchment area of The Avenue Surgery, which is approximately 1.9km from the site. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Therefore, mitigation in the form of either a S106 or CIL agreement will be required to support the funding of additional accommodation within the Warminster area to cope with the additional demand</u></p>

	<u>generated.</u>
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Warminster area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. Development of this site is likely to contribute to the low levels of deprivation experienced in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Warminster primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	Sambourne primary school is on a restricted site and cannot be expanded but could potentially take the limited number of pupil that would arise from this site. There are other primary schools in the town which are capable of expansion within 2 miles of the site. In terms of secondary education, there is no capacity to expand Kingdown on its existing site and no immediate prospect of an expansion site being secured and delivered
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 9	
<p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The site adjoins a market town which benefits from a good range of services, facilities, employment opportunities and a railway station. Albeit these are more likely to be accessed by private car given the lack of peak time bus services currently available. The site is within the catchment area of Smallbrook Surgery and The Avenue Surgery. Both surgeries currently have capacity issues which would need to be mitigated by any development in order to accommodate patient demand arising from the housing on the site. The local primary school is on a restricted site and cannot be expanded. However, there are schools in the town which are capable of expansion through mitigation to support additional capacity to cater for pupils arising from development. Secondary education would problematic to mitigate since it is reliant upon other developments delivering a new site.</p> <p>In the light of the issues surrounding secondary education, the development would result in a minor adverse effect on this objective.</p>	

SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	There is scope to extend footpath provision through site design to connect to the existing PRoW network. Pedestrian access could be achieved from Deverill Road where there is pavement access. Pedestrian access could also be facilitated to the adjoining PROW and through the adjoining site 302 to Bradley Road.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities. However, the site is on the periphery of the settlement and the only bus stop within 400m of site has no peak time services into Warminster. No shops, education, health care or other services are located within 800m of the site. The site is located over 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. Future residents are likely to rely upon private vehicles from this location.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 10	
The site adjoins a market town which benefits from, a good range of services, facilities and employment opportunities. However, the site is on the periphery of the settlement and the only bus stop within 400m of site has no peak time services into Warminster. The town centre is approx. 1km distance whilst the rail station is approx. 2km from the site both are within a reasonable cycling distance, but not a reasonable walking distance. Accordingly, future residents are likely to rely upon private vehicles from this location. Some future residents may make sustainable choices about their mode of travel. Overall minor adverse impacts are envisaged on this objective.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres. There are a number of Principle Employment

town centre locations to aid urban regeneration?	Areas in Warminster, and a further 6ha employment land planned within the West Urban Extension. Development of the site has the potential to boost the local workforce.
2. Support the rural economy?	Being that the site is at a market town, the development of the site is unlikely to result in benefits for the rural economy.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 11	
<p>The allocation of this site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of local retail, leisure and employment uses, including the various Principle Employment Areas in Warminster and the planned further 6ha employment land at the West Urban Extension. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. It is expected that development in this location would support the viability of Warminster town centre. Overall the effects on this objective are considered to be minor positive.</p>	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	There are various Principle Employment Areas which are safeguarded in Warminster, and there are also a large number of other businesses and services which provide for sources of employment. A level of housing growth in the town should help to support the vitality and viability of the services in Warminster. The site includes land which is currently in use as a bio-digester plant and subject to extant permission for commercial development. Redevelopment of the entirety of this site for housing would result in a loss of employment land which would reduce employment opportunities at Warminster and could result in more out-commuting as a result. It is considered that redevelopment of the entirety of this site for housing without adequate justification for the reduction in local employment opportunities would be contrary to the aims of the Core Strategy (e.g. Core Policy 35). Accordingly, it is not considered that redevelopment of this part of the site would be appropriate, and any development for housing would need to take place on other parts of the site. Given the size of the site, this would appear to be achievable.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to the market town of Warminster. While the site is not located at Salisbury or Trowbridge, the housing delivered at this settlement would boost the five year supply position in the North and West HMA, where Trowbridge is also located.
Assessment outcome (on balance) +	

SUMMARY OF SA OBJECTIVE 12

Allocation of the site could help to support the vitality and viability of the services and employment in Warminster by increasing the local population who are likely to rely on these services. The site includes land which is currently in use as a bio-digester plant and subject to extant permission for commercial development. Redevelopment of the entirety of this site for housing would result in a loss of employment land which would reduce employment opportunities at Warminster and could result in more out-commuting as a result. It is considered that redevelopment of the entirety of this site for housing without adequate justification for the reduction in local employment opportunities would be contrary to the aims of the Core Strategy (e.g. Core Policy 35). Accordingly, it is not considered that redevelopment of this part of the site would be appropriate, and any development for housing would need to take place on other parts of the site. Given the size of the site, this would appear to be achievable. Overall the effects on this objective are considered to be minor positive.

Site 2091 – Land between Bath Road and A36, Warminster

Site context

Site size: 4.34ha Site capacity: approximately 98 dwellings

The site is situated on the north-western edge of Warminster, on land west of Bath Road, east of the A36. The site is close to an employment area (Crusader Business Park), and adjoins the West Warminster Urban Extension strategic allocation on its southern edge. The site is greenfield and wraps around the curtilages of two properties. Some of the field boundaries are defined by existing landscape screening. There is an incline towards the north west.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?

The site has no ecological designations within the site. The majority of the site is used for livestock grazing with rough grass margins and hedgerow sections which could be chalk grassland (Priority Habitat). To the west of the site, the other side of the A36, is Norridge Wood ancient woodland and County Wildlife Site. There are no expected site specific effects on designated sites and no major ecology issues that could not be mitigated. There are records of badger and bat activity in this area, and some butterfly records from nearby grassland. There would be an opportunity to create green infrastructure to include benefits for biodiversity within the site and linking to other adjacent habitats for a range of wildlife. Any development of the site would need to incorporate sufficient landscape buffers.

2. Ensure all new developments protect and enhance local biodiversity

Development at the settlement could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through increased water

<p>through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p><u>abstraction. Discharge from the Warminster Sewage Treatment Works (STW) affects levels of phosphates in the River Avon. Levels of phosphates in the river currently exceed the conservation targets for the Upper Wylve, resulting in likely significant effects on the River Avon SAC. The planned level of growth to 2026 has been subject to HRA which concluded that planned growth would not have an adverse effect on the SAC, subject to mitigation outlined in the Nutrient Management Plan (NMP). This judgement was made as a part of preparing the Wiltshire Core Strategy (WCS) but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process.</u></p> <p><u>The site is close to Norridge Wood County Wildlife Site, but significant effects are not considered likely.</u></p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p><u>The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as through improvement and connection to the public right of way network in the area and retention and enhancement of habitat features through publicly accessible parts of the site.</u></p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p><u>In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors. There are no specific green or river corridors within the site itself but development of the site would need to incorporate sufficient landscape buffers to protect and enhance existing ecological features.</u></p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p><u>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.</u></p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/species?</p>	<p><u>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site contains and adjoins ancient woodland/hedgerow UK BAP priority habitat, which would need to be protected and enhanced in any development of the site.</u></p>
<p>7. Consider the findings of the HRA in site selection and design?</p>	<p><u>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and increased discharges of sewage to the river. An appropriate assessment is required if the site is taken forward into any subsequent stage of the site selection process.</u></p>
<p>8. Maintain the existing extent of</p>	<p><u>The development of the site would not directly affect ancient woodland features as there is no ancient woodland</u></p>

ancient woodland sites?	<u>within the site. But there is a large area of ancient woodland to the west of the site and it is advised that development of this site incorporates a landscape buffer in the western part of the site.</u>
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	<u>The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the site selection process.</u>
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	<u>Not applicable – the site does not fall within one of the Council’s current guidance areas.</u>
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	<u>A Regionally Important Geological Site is situated approx. 1.3kmm from the site, within the Arn Hill Down County Wildlife Site. It is unlikely that there would be any effects on this designation as a result of development on this site.</u>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 1	
<u>The site has no ecological designations within the site. To the west of the site, the other side of the A36, is Norridge Wood ancient woodland and County Wildlife Site, although significant effects on this designation are considered to be unlikely. Within the site itself and on its boundary are some mature trees and hedgerows and there is a small copse adjacent to the north-west corner. Any development of the site would need to incorporate sufficient landscape buffers. There are records of badger and bat activity in this area, and some butterfly records from nearby grassland. There would be an opportunity to create green infrastructure to include benefits for biodiversity within the site and linking to other adjacent habitats for a range of wildlife. Due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment is required if the site is taken forward into any subsequent stage of the site selection process. Overall, it is considered that the effects on this objective would be moderate adverse, given mitigation associated with the River Avon SAC is likely to be problematic.</u>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links	<u>The site is situated in open countryside between the A36 and Bath Road. It is adjacent to the West Warminster Urban Extension (WWUE) northern boundary but that site has not yet been developed. Crusader Business Park is nearby. There are no bus stops within 400m of the site and the town centre and train station are approx. 1.6km.</u>

and key infrastructure?	<u>Future residents are likely to rely on the private vehicle to access most services and facilities in the town which are not within walking or cycling distance. Walking/cycling/public transport infrastructure in this area is not good for accessing the town centre.</u>
2. Maximise reuse of previously developed land where possible/appropriate?	<u>The site is greenfield and does not appear to include any previously developed land. Development of this site would not present an opportunity to reuse previously developed land.</u>
3. Encourage remediation of contaminated land?	<u>No evidence of contaminated land. Remediation measures unlikely.</u>
4. Ensure the design and layout of new development supports sustainable waste management?	<u>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</u>
5. Protect and enhance soil quality?	<u>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.</u>
6. Protect the best and most versatile agricultural land?	<u>There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and anticipated number of dwellings, such a loss would be considered minor to negligible.</u>
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<u>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</u>
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 2	
<u>The site comprises greenfield land. There is no evidence of soil contamination. Site is in open countryside but near to Crusader Business Park. There are no bus stops within 400m of the site and the town centre and train station are approx. 1.6km. Future residents are likely to rely on the private vehicle to access most services and facilities in the town which are not within walking or cycling distance.</u>	

<p><u>The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</u></p> <p><u>On balance, it is considered that the effects on this objective would be minor adverse.</u></p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p><u>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. Development of site would increase pressure on water supply network. Further investigation required regarding capacity of local sewer network.</u></p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p><u>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</u></p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p><u>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</u></p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p><u>Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) to control the risk of surface water flooding from impermeable surfaces, where possible. However, the site is in a groundwater area and soakaways/infiltration will not work. Surface water disposal is likely to be an issue, and foul and surface water may also be an issue. There may be a requirement for sewage treatment works or sewer system which may require third party permissions. The site is in Flood Zone 1 and not at risk of fluvial flooding.</u></p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p><u>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. Development of the site will need to make provision for on-site surface and foul water drainage. The site is in Flood Zone 1 and not at risk of fluvial flooding. However, the site is within Source Protection Zone 2 and therefore careful consideration needs to be given to disposal of surface water and foul drainage.</u></p>
<p>6. Encourage sustainable and efficient</p>	<p><u>The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction and</u></p>

<p>management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p><u>discharge will need to be considered further through an appropriate assessment if the site is taken forward in any subsequent stage of the site selection process. Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening.</u></p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p><u>Development of the site would increase pressure on the local water supply network. Further investigation is required regarding capacity of local sewer network.</u></p> <p><u>The site is in a groundwater area and soakaways/infiltration will not work. Surface water and foul disposal are likely to be problematic issues. There may be a requirement for sewage treatment works or sewer system. The site is in Flood Zone 1 and not at risk of surface water flooding.</u></p> <p><u>The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction and discharge will need to be considered further through an appropriate assessment if the site is taken forward in any subsequent stage of the site selection process. Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening.</u></p> <p><u>Overall it is considered that the effects on this objective would be moderate adverse since mitigation could be problematic to achieve.</u></p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p><u>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).</u></p> <p><u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. The site is situated on the periphery of Warminster, being located quite far from the services and facilities within the town centre. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share</u></p>

	<u>Wiltshire as well as the ability to charge electric cars at home.</u>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<u>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u> <u>This site is adjacent to the A36 to the west and Bath Road to the east. Crusader Business Park is in close proximity. There will be potential noise implications. A noise assessment would be required regarding nearby road and commercial uses in support of any future housing development proposals on the site.</u>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	<u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u>
4. Seek to reduce development in or near to AQMAS ²⁴² ?	<u>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Assessment would be required in support of any proposals to satisfy that this level of development will not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.</u>
5. Ensure that air quality impacts on local biodiversity sites are avoided?	<u>The HRA Screening confirmed that while development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
6. Seek to contribute to air quality improvements by locating new	<u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular</u>

²⁴² Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

development so as to reduce the need to travel by private car?	<u>movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u>
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	<u>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 4</p> <p><u>Warminster does not have an AQMA. Notwithstanding that, local air quality is likely to be affected through increases in local commuter traffic given the sites distance from the town centre and associated services. The site is located on the periphery of Warminster, and development is likely to increase local commuter traffic, which may impact on local air quality. Overall there are likely to be negative impacts arising from development in this location (both short and long term) due to the likely increase in vehicular trips.</u></p> <p><u>This site is adjacent to the A36 to the west and Bath Road to the east. Crusader Business Park is in close proximity. There will be potential noise implications. A noise assessment would be required regarding nearby road and commercial uses in support of any future housing development proposals on the site.</u></p> <p><u>On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.</u></p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	<u>Development of the site for housing would likely increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in ‘Delivering strategic objective 2: to address climate change’ and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport. However, public transport accessibility from this location is poor and the location of the site on the periphery of the town would not encourage walking/cycling.</u>
2. Promote the development of renewable and low carbon sources of energy?	<u>Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon</u>

	<u>technologies.</u>
3. Promote energy efficiency in buildings and new development?	<u>Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.</u>
4. Minimise contributions to climate change through sustainable building practices?	<u>Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.</u>
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 5a	
<u>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. However, the effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse impact in relation to this SA objective.</u>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<u>The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.</u>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<u>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</u> <ul style="list-style-type: none"> • <u>hotter summers;</u> • <u>milder winters;</u> • <u>increased periods without rain;</u> • <u>increased intensity in rainfall; and</u>

	<p><u>• more extreme weather events.</u></p> <p><u>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</u></p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	<u>The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, the site is within Source Protection Zone 2 and therefore careful consideration needs to be given to disposal of surface water and foul drainage.</u>
4. Minimise the risk of flooding to people and property (new and existing development)?	<u>The site is located within Flood Zone 1. In accordance with the NPPF, a Flood Risk Assessment will be required to support any future planning applications of 1ha or more.</u>
5. Protect and enhance the natural function of floodplains?	<u>The site is located within Flood Zone 1. However, there are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy.</u>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 5b	
<u>The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. In accordance with the NPPF, a Flood Risk Assessment will be required to support any future planning applications of 1ha or more. The site is within Source Protection Zone 2 and therefore careful consideration needs to be given to disposal of surface water and foul drainage.</u>	
<u>There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy.</u>	
<u>On balance, the effects on this objective are considered to be moderate adverse.</u>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	

<p>1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?</p>	<p><u>There are no areas of historical or cultural value in proximity to this site. No significant built heritage concerns.</u></p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p><u>The archaeological potential/sensitivity of the site is considered to be ‘medium’. It is recommended that an archaeological assessment takes place as part of any future planning application.</u></p> <p><u>The historic landscape sensitivity of this site is considered to be ‘medium’. The site is described as being currently modern fields and scattered dwellings. Eastern part formerly land cleared from ancient woodland (assarts) and western part formerly piecemeal post medieval fields. Assarts are rare and the form of the ancient woodland can be seen through the surviving land parcel shape and the woodland on the curving boundary.</u></p>
<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p><u>The site does not present opportunities to re-use any historical buildings or buildings of significant local interest.</u></p>
<p>4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?</p>	<p><u>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of the settlement through high quality design. The site is separated from the Warminster Conservation Area and there are unlikely to be any impacts on this designation.</u></p>
<p>5. Where appropriate, contribute to ‘saving’ heritage sites identified as being ‘at risk’?</p>	<p><u>The site does not present opportunities to contribute to ‘saving’ heritage sites identified as being ‘at risk’.</u></p>
<p>6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?</p>	<p><u>The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.</u></p>

Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 6</p> <p><u>There are no areas of historical or cultural value in proximity to this site. No significant built heritage concerns.</u></p> <p><u>On the basis of available evidence, there would be a need to undertake further archaeological assessment as part of any future planning application, which would appear to be the only potential issue having regard to SA Objective 6.</u></p> <p><u>On balance, minor adverse impacts are envisaged on this objective.</u></p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p><u>In terms of landscape character, the site falls within the Warminster Terrace landscape typology. This landscape character is described as being of moderate character and is in moderate condition. The County Landscape Character Assessment defines the strategy for this type of landscape as one of conservation and improvement of lost and/or declining features. Any subsequent planning application process would need to make provision for the continued conservation of the character and appearance of the area.</u></p> <p><u>The site does not fall within any local or national landscape designations. The boundary of the Cranborne Chase AONB is approx. 1.75km south-west of the site, separated by Norridge Wood. The landscape is not designated but the site nonetheless forms the immediate setting to the town. A substantial quantum of landscape will be required to provide suitable acoustic attenuation and a strong green infrastructure buffer to the site perimeter. Quality existing vegetation would also need to be retained.</u></p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p><u>In accordance with local plan policy and guidance, the development of the site for housing could offer the potential to deliver Green Infrastructure through public open space, connections to existing footpath networks, including the footpath (WARM13) along the southern boundary of the site.</u></p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p><u>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces. The site adjoins public right of way WARM13 which then links to the wider footpath network and the open countryside.</u></p>

<p>4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs²⁴³?</p>	<p><u>The site does not fall within any local or national landscape designations. The boundary of the Cranborne Chase AONB is approx. 1.75km south-west of the site, separated by Norridge Wood, and there are unlikely to be adverse effects on that designation.</u></p>
<p>5. Protect rights of way, open space and common land?</p>	<p><u>The site adjoins public right of way WARM13 and there may be scope to increase connectivity of the rights of way network. Development of this site could take place without the loss of public rights of way, open space or common land.</u></p>
<p>6. Protect the Western Wiltshire Green Belt from inappropriate development?</p>	<p><u>In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.</u></p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 7</p> <p><u>The site does not fall within any local or national landscape designations. The boundary of the Cranborne Chase AONB is approx. 1.75km south-west of the site, separated by Norridge Wood, and there are unlikely to be adverse effects on that designation. The site does not fall within any local or national landscape designations. The boundary of the Cranborne Chase AONB is approx. 1.75km south-west of the site, separated by Norridge Wood. The landscape is not designated but the site nonetheless forms the immediate setting to the town. A substantial quantum of landscape will be required to provide suitable acoustic attenuation and a strong green infrastructure buffer to the site perimeter. Quality existing vegetation would also need to be retained. Moderate adverse landscape effects are considered most likely against this objective.</u></p>	

²⁴³ Cotswold AONB, Cranborne Chase and West Wiltshire Downs AONB, North Wessex Downs AONB

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	<u>The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.</u>
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	<u>Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units.</u>
3. Ensure adequate provision of land to meet housing needs?	<u>In accordance with national policy/local plan policy, the allocation of the site would boost housing supply to meet local and HMA targeted needs.</u>
4. Have regard to the settlement hierarchy?	<u>The allocation and development of the site would appropriately respect the settlement hierarchy, by delivering a significant number of homes at the market town of Warminster.</u>
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	<u>The allocation of the site for housing would assist in increasing availability of accommodation for the local workforce.</u>
6. Consider the emerging Neighbourhood Plans?	<u>Warminster Town Council has produced a Neighbourhood Plan which was 'Made' in November 2016. The Neighbourhood Plan recognises that there are an outstanding number of homes to be found in Warminster, over and above existing commitments including the West Warminster Urban Extension. The Neighbourhood Plan does not allocate land to redress this requirement, and notes that the WWUE combined with windfall and brownfield sites could meet strategic housing needs during the period of the Plan. On the basis of evidence available, the emerging Neighbourhood Plan does not deliver certainty of supply in the local area to meet residual housing needs, and therefore it will be appropriate to allocate additional land for housing through the Sites DPD to meet requirements over the remainder of the Core Strategy plan period.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	<u>In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Warminster, and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.</u>
Assessment outcome (on balance) +	

SUMMARY OF SA OBJECTIVE 8	
<p><u>The whole SHLAA site provides capacity for approximately 45 residential units (though this may be reduced through the mitigation set out in this assessment). Development of the site would contribute towards Wiltshire’s housing supply and would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Other policies in the Core Strategy also require a mix of housing by affordability, tenure and size. Overall the effects on this objective are considered to be minor positive.</u></p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	<p><u>In accordance with national policy/local plan policy, the development of the site could be designed in a way that reduces crime and the fear of crime. There is no evidence that this site would preclude that.</u></p>
2. Promote design of buildings and spaces to reduce obesity?	<p><u>In accordance with national policy/local plan policy and best practice, the allocation and development of the site could provide opportunities to design buildings and spaces to reduce obesity. Cycling and walking routes to local services/ facilities/ employment will need to be improved from this location on the periphery of the town. The site adjoins part of the PROW network, and access to and/or improvement to this network could be facilitated.</u></p>
3. Promote the design of buildings and spaces to meet the changing needs of the population?	<p><u>In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing demands of the population in Wiltshire.</u></p>
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<p><u>The site is within the catchment area of The Avenue Surgery, which is approximately 1.5km from the site. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Therefore, mitigation in the form of either a S106 or CIL agreement will be required to support the funding of additional accommodation within the Warminster area to cope with the additional demand generated.</u></p>
5. Maximise opportunities within the most deprived areas?	<p><u>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Warminster area through housing provision, short-term construction jobs and a larger workforce for local businesses.</u></p> <p><u>This site is not within one of Wiltshire’s most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. Development of this site is likely to contribute</u></p>

	<u>to the low levels of deprivation experienced in this area.</u>
6. Reduce rural isolation, including access to services for those without a car in rural areas?	<u>Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Warminster primarily.</u>
7. Support the development of community campuses?	<u>In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.</u>
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<u>There is capacity in local primary schools to meet needs generated by this development, or schools could be expanded.</u> <u>In terms of secondary education, there is no capacity to expand Kingdown on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town.</u>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 9	
<u>The development of this site could be positive against this objective through provision of housing, reducing poverty, deprivation and promoting more inclusive and self-contained communities. The allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures. There would be some social and economic benefits for the Warminster area through housing provision, short-term construction jobs and a larger workforce for local businesses.</u>	
<u>The site is within the catchment area of The Avenue Surgery. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Mitigation would be required to support additional patient demand arising from the development of this site.</u>	
<u>There is capacity in local primary schools to meet needs generated by this development, or schools could be expanded. However, in terms of secondary education, there is no capacity to expand Kingdown on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town.</u>	
<u>In the light of the issues surrounding secondary education, overall it is considered that the effects on this objective would result in a moderate adverse effect.</u>	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	

Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	<u>There is scope to extend footpath provision through site design. The site is not considered to be well related to the rest of the town, being located next to Crusader Business Park, some 1.5km from the town centre, which does not encourage walking and cycling to local facilities in the town. There is an existing pavement along the eastern side of Bath Road but this stops before the top of the hill. Further provision may need to be provided.</u>
2. Ensure new development incorporates facilities and infrastructure for cyclists?	<u>Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.</u>
3. Improve the jobs/homes balance, to reduce out-commuting?	<u>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</u>
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	<u>The site is not considered to be well related to the rest of the town being located next to Crusader Business Park, which does not encourage walking and cycling to local facilities in the town. There is an existing pavement along Bath Road but this stops before the top of the hill and there are no bus stops within 400m. The town centre and railway station are approx. 1.5km from the site which is considered acceptable cycling distance but not for walking. Poor walking/cycling facilities in this area likely to discourage trips though.</u> <u>Development may contribute to congestion on A36/A350/Bath Rd roundabout. Regular delays are experienced on the B3414, on Church Street, Silver Street, George Street, High Street and Market Place.</u>
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 10	
<u>The site is not considered to be well related to the rest of the town being located next to Crusader Business Park, some 1.5km from the town centre, which does not encourage walking and cycling to local facilities in the town, and there are no bus stops within 400m. Development will increase need to travel and increase private car journeys overall. However, given the size of the site and anticipated number of dwellings, transport related effects are not considered to be significant.</u>	
<u>The effects on this objective are considered likely to be minor adverse overall.</u>	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	<u>The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres. There are a number of Principal Employment Areas in Warminster, and a further 6ha employment land planned within the West Urban Extension. Development of the site has the potential to boost the local workforce.</u>
2. Support the rural economy?	<u>Being that the site is at a market town, the development of the site is unlikely to result in benefits for the rural economy.</u>
Assessment outcome (on balance) +	
<p>SUMMARY OF SA OBJECTIVE 11</p> <p><u>The allocation of this site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of local retail, leisure and employment uses, including the various Principal Employment Areas in Warminster and the planned further 6ha employment land at the West Urban Extension. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. It is expected that development in this location would support the viability of Warminster town centre. Overall the effects on this objective are considered to be minor positive.</u></p>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the vitality and viability of existing employment areas?	<u>There are various Principal Employment Areas which are safeguarded in Warminster, and there are also a large number of other businesses and services which provide for sources of employment. A level of housing growth in the town should help to support the vitality and viability of the services in Warminster.</u>
2. Provide a focus for development in Salisbury and Trowbridge?	<u>In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to the market town of Warminster. While the site is not located at Salisbury or Trowbridge, the housing delivered at this settlement would boost the five year supply position in the North and West HMA, where Trowbridge is also located.</u>
Assessment outcome (on balance) +	
<p>SUMMARY OF SA OBJECTIVE 12</p> <p><u>Allocation of the site could help to support the vitality and viability of the services and employment in Warminster by increasing the local population who</u></p>	

are likely to rely on these services. Overall the effects on this objective are considered to be minor positive.

Site 3242 - Land adjacent to Fanshaw Way, Warminster

Site context	
Site size: 1.20ha Site capacity: approximately 29 dwellings	
The site is situated on the southern central edge of Warminster, on land off of Fanshaw Way. The site has sloped topography with the lowest point being at the connection to Fanshaw Way. Land rises towards the south, where the site adjoins residential development at Ashley Coombe. The site is open grassland with sporadic trees, hedgerows and fencing at the boundaries. There is a public right of way along the south-east edge of the site. There is also a footpath (not marked as a PROW) along the northern edge, which connects Fanshaw Way to the field adjoining the site and Ashley Coombe. There is a field access to the site from Fanshaw Way.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The site is within approx. 20m of a stream that connects to the River Wylye, which is designated as part of the River Avon SAC, and there may be adverse effects. The majority of the site appears to comprise agriculturally improved / semi-improved grassland (which would need to be assessed to confirm if habitats are present), with a partial hedgerow (remnant field boundary) on the eastern side. The development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation. An ecological assessment would be required in support of any planning application to determine the likely effects and any mitigation strategies that may be required.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	Development at the settlement could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through increased water abstraction. Discharge from the Warminster Sewage Treatment Works (STW) affects levels of phosphates in the River Avon. Levels of phosphates in the river currently exceed the conservation targets for the Upper Wylye, resulting in likely significant effects on the River Avon SAC. The planned level of growth to 2026 has been subject to HRA which concluded that planned growth would not have an adverse effect on the SAC, subject to mitigation outlined in the Nutrient Management Plan (NMP). This judgement was made as a part of preparing the Wiltshire Core Strategy (WCS) but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process. The site is also approx. 350m from Smallbrook Meadows County Wildlife Site and Local Nature Reserve and approx. 650m from Eastleigh Farm Meadow County Wildlife Site. Due to the distance between the site and the CWSs, there is unlikely to be an effect on these designations.
3. Result in greater community	The development of the site for housing would have the potential to increase public access to designated and non-designated

engagement with biodiversity?	biodiversity features, such as through improvement and connection to the adjacent public right of way network and retention and enhancement of habitat features through publicly accessible parts of the site.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site does not contain any UK BAP Priority Habitat, although there are some hedgerows at the boundaries which would need to be protected in any development of the site.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and increased discharges of sewage to the river. An appropriate assessment is required if the site is taken forward into any subsequent stage of the site selection process.
8. Maintain the existing extent of ancient woodland sites?	The site is approximately 950m from Eastleigh Woods Ancient Woodland. Due to the long distance there is unlikely to be an effect.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the site selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	There are no Local Geological Sites within or near the site. The development of the site would be unlikely to lead to impacts on designated Local Geological Sites.

Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 1	
Mitigation to offset the potential effects of development on local ecological features may be possible, which would need to be determined by ecological assessment in support of a planning application. Due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment is required if the site is taken forward into any subsequent stage of the site selection process. Overall it is considered that the effects on this objective would be moderate adverse given mitigation associated with the River Avon SAC is likely to be problematic.	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the market town of Warminster, which benefits from a good range of facilities and infrastructure. The site is on the edge of the settlement, a moderate distance from the services and facilities in the town centre. Future residents are likely to rely on the private vehicle to access some of these services which are not within walking or cycling distance. Given the residential nature of the land adjoining the site, development density could be optimised to make good use of the land available, albeit there the developable part of the site would need to be reduced to take account of any required ecological buffers, buffers to the PROW that passes through the site. The topography of the site is sloped. The development of the site would be capable of delivering appropriate housing densities having regard to these considerations, and in line with other local planning policy and available evidence, and also having regard to the need to reflect and respond to the character of the adjoining residential development.
2. Maximise reuse of previously developed land where possible/appropriate?	The site is greenfield and does not appear to include any previously developed land. Development of this site would not present an opportunity to reuse previously developed land.
3. Encourage remediation of contaminated land?	The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil

	contamination at this site.
6. Protect the best and most versatile agricultural land?	The majority of the site is Grade 1 Agricultural Land, with a small area Grade 3b. Development in this location would result in the permanent loss of best and most versatile land which would be problematic to mitigate.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 2	
<p>The site comprises greenfield land not previously developed but is located on the edge of Warminster (a market town), a moderate distance from the services and facilities in the town centre. Given the residential nature of the land adjoining the site, development density could be optimised to make good use of the land available, albeit the developable part of the site would need to be reduced to take account of the topography of the land, any required ecological buffers as well as buffers to the PROWs that pass through/adjacent to the site. The site is predominantly classified as Grade 1 BMV Agricultural Land. On balance moderate adverse effects are envisaged against this objective and mitigation would be problematic to address.</p>	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. There is a rising water main and main sewer on the site which would require statutory easement if needed to be moved. Access to a local connecting sewer would appear to be possible. The public foul sewer and storm sewer crossing the site from the existing Ashley development and another from Fanshaw Way. Easements would likely have the effect of reducing the developable area of the site. There is no right of connection to this highway drainage system and thus the site could not use this pipe for storm water disposal, which is unlikely to have any spare capacity.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g.

saving measures such as rainwater harvesting and water metering?	water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) to control the risk of surface water flooding from impermeable surfaces. Whilst the site is in Flood Zone 1 and not itself at risk from surface water flooding, outfall flows would go to the main river which does have issues across the marsh. Any new connection construction works within 8m of the main river would require formal approval from the Environment Agency. The flow rates to the watercourse would require Lead Local Flood Authority agreement, and planning policy calls for 20% reduction in flow rate, while government guidance calls for no increase to over greenfield rates. The area exhibits a lack of suitability for conventional soakaway systems for managing storm water. The site is lower down the hillside (closer to the valley and marsh area) than Ashley which if that site is using through ground flow to dispose of storm water to the main river the development site would be in that flow path – thus could have detrimental effect on this flow path. There would be a need to provide onsite storage of storm flows to ensure no increase in off-site flood risk.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site does not fall within a Source Protection Zone.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction and discharge will need to be considered further through an appropriate assessment if the site is taken forward in any subsequent stage of the site selection process.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p>The site is affected by a rising water main and main sewer on the site which would require securing statutory easements in order to move. There is a public foul sewer and storm sewer crossing the site from the existing Ashley development and another from Fanshaw Way. Further easements would be required over such infrastructure, which would reduce the developable area of the site. Adjacent to the foul sewer crossing the site from Ashley is a highway drain, and land would also need to be set aside over and near this infrastructure, which would reduce the developable capacity of the site. Storm water flows would go to the main river which does have flooding issues across the marsh. Works within 8m of the main river would require formal approval from the Environment Agency and the flow rates to the watercourse would require Lead Local Flood Authority agreement. Storm water disposal appears problematic and there would be a need to provide onsite storage of</p>	

<p>storm flows to ensure no increase in offsite flood risk. Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process and in the determination of any planning application for the development of the site. Overall it is considered that the effects on this objective would be moderate adverse given mitigation appears problematic.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).</p> <p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. The site is situated on the periphery of Warminster, being located quite far from the services and facilities within the town centre. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. However, the site largely falls within an exclusion zone saved under policy U5 of the West Wiltshire Local Plan, associated with the sewage works to the south of the site, which would preclude development in this location for housing.</p>

3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ²⁴⁴ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Assessment would be required in support of any proposals to satisfy that this level of development will not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	The HRA Screening confirmed that while development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) - - -	
SUMMARY OF SA OBJECTIVE 4 Warminster does not have an AQMA. Notwithstanding that local air quality is likely to be affected through increases in local commuter traffic given its distance from the	

²⁴⁴ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

town centre and associated services. Overall there are likely to be negative impacts arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Mitigation measures would need to be developed in accordance with national and local plan policy based on air quality assessments prepared in support of any planning applications.

However, the site falls within an identified exclusion zone saved under policy U5 of the West Wiltshire Local Plan, associated with the sewage works to the south of the site. Accordingly, residential development which is sensitive to odour pollution within this zone is not permitted. Consequently, the effects are considered to be major adverse and mitigation insurmountable.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall

and on balance this site is considered to have a minor adverse impact in relation this SA objective.	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	Whilst the site is in Flood Zone 1 and not itself at risk from surface water flooding its flows would go to the main river which does have issues across the marsh. Any new connection construction works within 8m of the main river would require formal approval from the Environment Agency. The flow rates to the watercourse would require Lead Local Flood Authority agreement, and planning policy calls for 20% reduction in flow rate, while government guidance calls for no increase to over greenfield rates.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The site is in Flood Zone 1 and is not itself at risk from surface water flooding, although its flows would go to the main river which does have issues across the marsh. The area exhibits a lack of suitability for infiltration to ground as a storm water disposal method. However, alternative measures should be included in any subsequent planning application process as part of the detailed design and evaluated by relevant consultees. Advice on such matters should be taken from Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25. The site is lower down the hillside (closer to the valley and marsh area) than Ashley which if that site is using through ground flow to dispose of storm water to the main river the development site would be in that flow path – thus could have detrimental effect on this flow path.
4. Minimise the risk of flooding to people and property (new and existing)	The site is lower down the hillside (closer to the valley and marsh area) than Ashley which if that site is using through ground flow to dispose of storm water to the main river the development site would be in that flow path – thus could have detrimental

development)?	effect on this flow path. In accordance with the NPPF, a Flood Risk Assessment will be required to support any future planning applications of 1ha or more; or in any areas within Flood Zone 1 which have critical drainage problems.
5. Protect and enhance the natural function of floodplains?	<p>The site is in Flood Zone 1 and is not itself at risk from surface water flooding, although it is located close to the river and areas of flood zone surrounding it (approx. 20m distance). Flows from this site would enter the water course which may have impacts across the marsh. A Flood Risk Assessment would be required in support of any application on the site.</p> <p>In addition, there are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy.</p>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 5b	
<p>The site is in Flood Zone 1 and is not itself at risk from surface water flooding, although its flows would go to the main river which does have issues across the marsh. The area exhibits a lack of suitability for conventional infiltration to ground as a storm water disposal method. The site is lower down the hillside (closer to the valley and marsh area) than Ashley which if that site is using through ground flow to dispose of storm water to the main river the development site would be in that flow path – thus could have detrimental effect on this flow path. The site is approximately 20m from the river and associated flood plain, and an FRA would be required to support any future applications on the site. In addition there are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy. On balance the effects on this objective are considered to be moderate adverse.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is separated from the Warminster Conservation Area by existing development and it is unlikely that development on this site would have a negative impact on the Conservation Area, or on any Listed Buildings. There are no Scheduled Monuments close to the site.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential/sensitivity of the site is considered to be 'low/medium'. There are no known sites but there could still be some potential, and therefore it is recommended that an archaeological assessment is undertaken as part of any future planning application. The historic landscape sensitivity of this site is considered to be 'low'. The site is described as

	'post medieval fields', which is a 'common/frequent landscape character'.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of the settlement through high quality design. The site is separated from the Conservation Area and there are unlikely to be any impacts on this designation.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	The site is separated from the identified heritage assets and therefore would not present an opportunity to contribute to 'saving' heritage sites identified as being 'at risk'.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 6	
The site is separated from heritage assets (the Conservation Area, listed buildings and scheduled monuments). On the basis of available evidence, there would be a need to undertake further archaeological assessment as part of any future planning application, which would appear to be the only potential issue having regard to SA Objective 6. On balance, minor adverse impacts are envisaged on this objective.	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the	In terms of landscape character the site falls within the Longleat-Stourhead Greensands Hills landscape typology. This landscape character is described as being of strong character and is in good condition. The County Landscape Character

countryside?	Assessment defines the strategy for this type of landscape as one of conservation of the woodland, parkland and the mosaic of pastures and meadows that characterise the landscape along with the small scale villages, ancient sunken lanes and the largely intact pattern of small irregular fields bounded by ditched and banked hedgerows. Any subsequent planning application process would need to make provision for the continued conservation of the character and appearance of the area. There is little in the way of screening surrounding the site, and additional screening would be required to reduce the landscape impact of the development (e.g. in respect of the nearby residential properties and the adjoining PROWs). The topography of the site is sloped, and development on the higher slopes has the potential to be more prominent in the landscape.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to and retention of the existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces. The site contains a PROW and there may be opportunities to improve this part of the network.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ²⁴⁵ ?	The site is approximately 800m from the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). It is unlikely that there would be an effect on the designation.
5. Protect rights of way, open space	The site is accessible via Public Right of Way WARM58, which passes through the site. The right of way would need to be

²⁴⁵ Cotswold AONB, Cranborne Chase and West Wiltshire Downs AONB, North Wessex Downs AONB

and common land?	retained through any future development of the site, and development of the site could be an opportunity to enhance this PROW and appropriate buffer around the PROW would be required.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 7	
<p>The site is formed of an area of greenfield land on the southern edge of Warminster, on an open field between the residential roads of Ashley Coombe, Hillwood Lane and Fanshaw Way. Additional screening is likely to be required to reduce the landscape impact of the development (for example in respect of the nearby residential properties and the adjoining PROWs). The topography of the site is sloped, and development on the higher slopes has the potential to be more prominent in the landscape, although this may be possible to mitigate through appropriate design and layout, or a reduction in developable area. The public right of way that passes through the site would need to be retained and enhanced. On balance, minor adverse impacts are envisaged on this objective.</p>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	The allocation and development of the site would appropriately respect the settlement hierarchy, by delivering a significant number of homes at the market town of Warminster.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	The allocation of the site for housing would assist in increasing availability of accommodation for the local workforce.

6. Consider the emerging Neighbourhood Plans?	Warminster Town Council has produced a Neighbourhood Plan which was 'Made' in November 2016. The Neighbourhood Plan recognises that there are an outstanding number of homes to be found in Warminster, over and above existing commitments including the West Warminster Urban Extension. The Neighbourhood Plan does not allocate land to redress this requirement, and notes that the WWUE combined with windfall and brownfield sites could meet strategic housing needs during the period of the Plan. On the basis of evidence available, the emerging Neighbourhood Plan does not deliver certainty of supply in the local area to meet residual housing needs, and therefore it will be appropriate to allocate additional land for housing through the Sites DPD to meet requirements over the remainder of the Core Strategy plan period.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Warminster, and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
Assessment outcome (on balance) +	
<p>SUMMARY OF SA OBJECTIVE 8</p> <p>The whole SHLAA site provides capacity for approximately 45 residential units (though this may be reduced through the mitigation set out in this assessment). Development of the site would contribute towards Wiltshire's housing supply and would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Overall the effects on this objective are considered to be minor positive.</p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/ facilities/ employment. The site contains a PROW network, and further access and improvement to this network could be facilitated.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and	The site is within the catchment area of Smallbrook Surgery, which is approximately 1.7km from the site. The site is also with the catchment area of The Avenue Surgery, which is approximately 1.7km from the site. Both surgeries in the town currently

<p>that they are able to cope with the additional demand?</p>	<p>have capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site.</p> <p><u>The site is within the catchment area of The Avenue Surgery, which is approximately 1.7km from the site. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Therefore, mitigation in the form of either a S106 or CIL agreement will be required to support the funding of additional accommodation within the Warminster area to cope with the additional demand generated.</u></p>
<p>5. Maximise opportunities within the most deprived areas?</p>	<p>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Warminster area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. Development of this site is likely to contribute to the low levels of deprivation experienced in this area.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Warminster primarily.</p>
<p>7. Support the development of community campuses?</p>	<p>In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.</p>
<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?</p>	<p>Sambourne primary school is on a restricted site and cannot be expanded. However, there are schools in the town which are capable of expansion within 2 miles of the site.</p> <p>In terms of secondary education, there is no capacity to expand Kingdown on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 9</p> <p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Warminster primarily. The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities and there are no shops, education, health care or other services located within 800m of the site. There is a bus stop approximately 300m from the site which runs hourly services to the town centre. The site is located around 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. Future residents are likely to rely upon private vehicles from this location. The site is within the catchment area</p>	

of Smallbrook Surgery, which is approximately 1.7km from the site. The site is also with the catchment area of The Avenue Surgery, which is approximately 1.7km from the site. Both have capacity issues and would require mitigation to support additional patient demand. The local school is on a restricted site and cannot be expanded, although there are schools in the town which are capable of expansion. Overall it is considered that allocation of this site would have a moderate adverse effect on SA Objective 9 due to school and surgery capacity issues.

SA objective 10. Reduce the need to travel and promote more sustainable transport choices

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	There is scope to extend footpath provision through site design to connect to the existing PRoW network. There is pavement access suitable for pedestrians from Fanshaw Way, and the site could link to the adjoining PROW networks, which also link to Ashley Coombe to the south.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities, although there are no shops, education, health care or other services located within 800m of the site. There is a bus stop approximately 300m from the site which runs hourly services to the town centre. The site is located around 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. Future residents are likely to rely upon private vehicles from this location.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 10

The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities and there are no shops, education, health care or other services located within 800m of the site. There is a bus stop approximately 300m from the site which runs hourly services to the town centre. The site is located around 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. Future residents are likely to rely upon private vehicles from this location. Future residents could make some sustainable transport choices but given the limited bus service and distance to the town centre it is likely there will be a reliance on the private vehicle to access services and facilities. Overall it is considered that the effects on this objective are minor adverse, due to the distance from this site to the town centre, and the limited bus service that appears to be available.

SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres. There are a number of Principle Employment Areas in Warminster, and a further 6ha employment land planned within the West Urban Extension. Development of the site has the potential to boost the local workforce.
2. Support the rural economy?	Being that the site is at a market town, the development of the site is unlikely to result in benefits for the rural economy.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 11	
The allocation of this site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of local retail, leisure and employment uses, including the various Principle Employment Areas in Warminster and the planned further 6ha employment land at the West Urban Extension. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. It is expected that development in this location would support the viability of Warminster town centre. Overall the effects on this objective are considered to be minor positive.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	There are various Principle Employment Areas which are safeguarded in Warminster, and there are also a large number of other businesses and services which provide for sources of employment. A level of housing growth in the town should help to support the vitality and viability of the services in Warminster.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to the market town of Warminster. While the site is not located at Salisbury or Trowbridge, the housing delivered at this settlement would boost the five year supply position in the North and West HMA, where Trowbridge is also located.
Assessment outcome (on balance) +	

SUMMARY OF SA OBJECTIVE 12

Allocation of the site could help to support the vitality and viability of the services and employment in Warminster by increasing the local population who are likely to rely on these services. Overall the effects on this objective are considered to be minor positive.

Site OM005 – Land at Brick Hill, Warminster

Site context

Site size: 4.07ha Site capacity: approximately 110 dwellings

The site comprises a roughly triangular piece of land situated to the north west of Warminster, between Bath Road and the A36. The northern corner of the site adjoins the roundabout junction between the A36 and the A350, close to services for passing motorists, including a number of food outlets and hotel. The land is currently in use for grazing and is formed of three field parcels split by tree/hedgerow boundaries. The south of the site adjoins a small number of properties set in large grounds.

SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?

The road on two sides of this triangular site isolates the habitats except to the south. Connectivity within the site and to other habitats to the south are therefore important, as is the retention of the small wooded area at the northern end of the site, the sinuous tree line across the central part and the eastern and western hedges that currently exist. Augmentation of these to increase connectivity would be a target within any development of this site. The density of housing may need to be reduced in order to avoid loss of biodiversity from the site.

2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs,

Development at the settlement could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through increased water abstraction. Discharge from the Warminster Sewage Treatment Works (STW) affects levels of phosphates in the River Avon. Levels of phosphates in the river currently exceed the conservation targets for the Upper Wylve, resulting in likely significant effects on the River Avon SAC. The planned level of growth to 2026 has been subject to HRA which concluded that planned growth would not have an adverse effect on the SAC, subject to mitigation

SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	<u>outlined in the Nutrient Management Plan (NMP). This judgement was made as a part of preparing the Wiltshire Core Strategy (WCS) but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. The site is also approx. 50m from Norridge Woods Ancient Woodland and County Wildlife Site, which is separated from the site by the A36. However, there are unlikely to be effects on this designation. The site is also approximately 800m from Coldharbour Meadows County Wildlife Site. Due to the distance between the site and this designations there is unlikely to be an effect.</u>
3. Result in greater community engagement with biodiversity?	<u>The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as through improvement and connection to the adjacent public right of way network and retention and enhancement of habitat features through publicly accessible parts of the site.</u>
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	<u>In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.</u>
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	<u>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.</u>
6. Ensure all new developments have regard to and protect BAP habitats/species?	<u>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site contains/adjoins woodland/hedgerow UK BAP priority habitat, which would need to be protected in any development of the site.</u>
7. Consider the findings of the HRA in site selection and design?	<u>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and increased discharges of sewage to the river. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</u>
8. Maintain the existing extent of ancient woodland sites?	<u>The site is approx. 50m from Norridge Woods Ancient Woodland, which is separated from the site by the A36. However, there are unlikely to be effects on this designation.</u>
9. Require that disturbance impacts of proposed development are assessed	<u>The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects</u>

as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	<u>of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.</u>
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	<u>Not applicable – the site does not fall within one of the Council’s current guidance areas.</u>
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	<u>It is unlikely that there would be any effects on Regionally Important Geological Sites.</u>
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 1</p> <p><u>Mitigation to offset the potential effects of development on local ecological features may be possible, which would need to be determined by ecological assessment in support of a planning application to inform mitigation, compensation and enhancement measures. The site is approx. 50m from Norridge Woods Ancient Woodland and County Wildlife Site, which is separated from the site by the A36. There are unlikely to be effects on this designation. Connectivity within the site and to other habitats to the south would need to be retained, and existing habitat features protected. Due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment is required if the site is taken forward into any subsequent stage of selection process. Overall it is considered that the effects on this objective would be moderate adverse given mitigation associated with the River Avon SAC is likely to be problematic.</u></p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<u>The site is situated on the edge of the market town of Warminster, which benefits from a good range of facilities and infrastructure. The site is on the edge of the settlement, within a moderately accessible distance to the services and facilities in the town centre. Future residents are likely to rely on the private vehicle to access services and facilities in the town as they are not within walking or cycling distance, and pedestrian access from this location is poor. The development of the site would be capable of delivering appropriate housing densities having regard to these considerations, and in line with other local planning policy and available evidence, and also having regard to the need to reflect and respond to the character of the adjoining residential development. The density of housing may need to be reduced in order to avoid loss of biodiversity from the site.</u>

2. Maximise reuse of previously developed land where possible/appropriate?	<u>The site is greenfield and does not appear to include any previously developed land. Development of this site would not present an opportunity to reuse previously developed land.</u>
3. Encourage remediation of contaminated land?	<u>The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</u>
4. Ensure the design and layout of new development supports sustainable waste management?	<u>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</u>
5. Protect and enhance soil quality?	<u>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.</u>
6. Protect the best and most versatile agricultural land?	<u>The site is classified as Grade 3b and Grade 4 agricultural land. Development in this location would not result in the loss of best and most versatile land.</u>
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<u>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</u>
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p><u>The site comprises greenfield land adjoining a market town which benefits from a range of facilities and services within a moderately accessible distance from the site, albeit not well served for pedestrian access to and from the site. Development at this location would not result in the loss of BMV land. On balance, it is considered that the effects on this objective would be minor adverse.</u></p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future	<u>In line with national and local planning policy / practice, the development of the site for housing would be capable of</u>

<p>impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p><u>positively responding to the predicted effects of climate change. Development of site would increase pressure on water supply network. Further investigation required regarding capacity of local sewer network.</u></p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p><u>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</u></p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p><u>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</u></p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p><u>Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) to control the risk of surface water flooding from impermeable surfaces, where possible. However, the site is in a groundwater area and soakaways/infiltration will not work. Surface water disposal is likely to be an issue, and foul and surface water may also be an issue. There may be a requirement for sewage treatment works or sewer system which may require third party permissions. The sloped topography of the site may mean that a non-gravity solution is needed for foul drainage to reach the Warminster system. Topography would also be an issue for storm water drainage solutions. The site is in Flood Zone 1 and not at risk of fluvial flooding.</u></p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p><u>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site falls within Source Protection Zone 2, and consultation with the Environment Agency will be required to assess the likely effects at any subsequent planning application stage.</u></p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p><u>The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction and discharge will need to be considered further through an appropriate assessment if the site is taken forward in any subsequent stage of the selection process.</u></p>
<p>Assessment outcome (on balance) - -</p>	

SUMMARY OF SA OBJECTIVE 3	
<p><u>The site is in a groundwater area and soakaways/infiltration will not work. Surface water disposal, foul and surface water are likely to be problematic issues. There may be a requirement for sewage treatment works or sewer system. The topography of the site is likely to be problematic in terms of disposal and connections. The site is in Flood Zone 1 and not at risk of surface water flooding. Due to the relationship of the site with the SAC likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward to any subsequent stage of the selection process. Overall it is considered that the effects on this objective would be moderate adverse since mitigation could be problematic to achieve.</u></p>	
SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	
Decision Aiding Questions. Will the development site...	
1. Maintain and improve local air quality?	<p><u>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).</u></p> <p><u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. The site is situated on the periphery of Warminster, being located quite far from the services and facilities within the town centre. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Where development is for 10 or more residential units then an Air Quality Assessment would be requested and mitigation sought that includes but is not limited to Ultra Low Energy Vehicle infrastructure.</u></p>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<p><u>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Noise assessment will be needed for nearby roads/commercial sites and attenuation measures may result in the site not having the maximum density of houses</u></p>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other	<p><u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy</u></p>

particulates?	<u>and advice from relevant bodies.</u>
4. Seek to reduce development in or near to AQMAs ²⁴⁶ ?	<u>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Assessment would be required in support of any proposals to satisfy that this level of development will not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.</u>
5. Ensure that air quality impacts on local biodiversity sites are avoided?	<u>The HRA Screening confirmed that while development of the site may to lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	<u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u>
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	<u>While development of the site may to lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 4	
<u>Warminster does not have an AQMA. Notwithstanding that local air quality is likely to be affected through increases in local commuter traffic given its distance from the town centre and associated services. The site is located on the periphery of Warminster, and development is likely to increase local</u>	

²⁴⁶ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

commuter traffic, which may impact on local air quality. Overall there are likely to be negative impacts arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Mitigation measures would need to be developed in accordance with national and local plan policy and based on air quality and noise assessments prepared in support of any planning applications. Air quality assessments should demonstrate that development would not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.

SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	<u>Development of the site for housing would likely increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in ‘Delivering strategic objective 2: to address climate change’ and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.</u>
2. Promote the development of renewable and low carbon sources of energy?	<u>Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.</u>
3. Promote energy efficiency in buildings and new development?	<u>Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.</u>
4. Minimise contributions to climate change through sustainable building practices?	<u>Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.</u>

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a

Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in ‘Delivering strategic objective 2: to address climate change’ and the related ‘Core Policy 41: Sustainable construction and low carbon energy’ of the

<p><u>Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. A noise assessment would be required. The effect of the development of this site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse impact in relation this SA objective.</u></p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p><u>The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.</u></p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p><u>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</u></p> <ul style="list-style-type: none"> <u>• hotter summers;</u> <u>• milder winters;</u> <u>• increased periods without rain;</u> <u>• increased intensity in rainfall; and</u> <u>• more extreme weather events.</u> <p><u>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</u></p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p><u>The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.</u></p>
<p>4. Minimise the risk of flooding to people and property (new and existing</p>	<p><u>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. In accordance with the NPPF, a</u></p>

development)?	<u>Flood Risk Assessment will be required to support any future planning applications of 1ha or more.</u>
5. Protect and enhance the natural function of floodplains?	<u>The site is located within Flood Zone 1. However, there are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy.</u>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 5b	
<u>The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. In accordance with the NPPF, a Flood Risk Assessment will be required to support any future planning applications of 1ha or more. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows. Further assessment would be required to inform an appropriate drainage strategy. On balance the effects on this objective are considered to be moderate adverse.</u>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<u>The Warminster Conservation Area is a considerable distance from the site and separated by existing development. Therefore it is unlikely that there would be an effect on its significance. There are no Listed Buildings in the vicinity of the site that would be affected by development in this location. There are no built heritage constraints to this site. Development in this location may affect the setting of Cley Hill fort (Scheduled Monument) to the west of Warminster, which may need to be considered in the design and layout of the site.</u>
2. Ensure appropriate archaeological assessment prior to development?	<u>The archaeological potential/sensitivity of the site is considered to be 'medium'. Archaeological assessment would be required as part of any future planning application. The historic landscape sensitivity of this site is considered to be 'medium'. Land created from woodland clearance in the post medieval (assarts) or modern period. Formerly ancient woodland as part of Norridge Wood. Assarts are rare and the form of the ancient woodland can be seen through the surviving land parcel shape and the woodland on the curving boundaries.</u>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where	<u>The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.</u>

appropriate?	
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<u>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of the settlement through high quality design. The site is separated from the Conservation Area and there are unlikely to be any impacts on this designation.</u>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	<u>The site is separated from the identified heritage assets and therefore would not present an opportunity to contribute to 'saving' heritage sites identified as being 'at risk'.</u>
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	<u>The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.</u>
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 6	
<u>The site is separated from heritage assets (the Conservation Area, listed buildings and scheduled monuments). There are no built heritage constraints to this site. On the basis of available evidence, there would be a need to undertake further archaeological assessment as part of any future planning application. On balance, the effects are judged to be minor adverse.</u>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<u>In terms of landscape character the site falls within the Warminster Terrace landscape typology. This landscape character is described as being of moderate character and is in moderate condition. The County Landscape Character Assessment defines the strategy for this type of landscape as one of conservation and improvement of lost and/or declining features. Any subsequent planning application process would need to make provision for the continued conservation of the character and appearance of the area. The site is reasonably well screened by</u>

	<p><u>existing landscaping at the site edges.</u></p> <p><u>The landscape is not designated but the site nonetheless forms the immediate setting to the town. A substantial quantum of landscape will be required to provide suitable acoustic attenuation and a strong green infrastructure buffer to the site perimeter. Quality existing vegetation would also need to be retained.</u></p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	<p><u>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to and retention of the existing footpath networks and green corridors etc.</u></p>
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	<p><u>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces. The site adjoins public rights of way WARM13 and there may be scope to increase connectivity of the rights of way network.</u></p>
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ²⁴⁷ ?	<p><u>The site is approximately 1.7km from the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB), separated by Norridge Woods.</u></p>
5. Protect rights of way, open space and common land?	<p><u>The site adjoins public right of way WARM13 and there may be scope to increase connectivity of the rights of way network.</u></p>
6. Protect the Western Wiltshire Green	<p><u>In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the</u></p>

²⁴⁷ Cotswold AONB, Cranborne Chase and West Wiltshire Downs AONB, North Wessex Downs AONB

Belt from inappropriate development?	<u>openness of the Western Wiltshire Green Belt.</u>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 7	
<u>The landscape is not designated but the site nonetheless forms the immediate setting to the town. A substantial quantum of landscape will be required to provide suitable acoustic attenuation and a strong green infrastructure buffer to the site perimeter. Quality existing vegetation would also need to be retained. The site would need to provide links to recreation and other services, which may result in a reduction of potential capacity. The site is adjoined by a public right of way, which would need to be protected, but there may be scope to improve connectivity through this site. The effects of developing this site are judged to be moderate adverse.</u>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	<u>The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.</u>
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	<u>Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units.</u>
3. Ensure adequate provision of land to meet housing needs?	<u>In accordance with national policy/local plan policy, the allocation of the site would boost housing supply to meet local and HMA targeted needs.</u>
4. Have regard to the settlement hierarchy?	<u>The allocation and development of the site would appropriately respect the settlement hierarchy, by delivering a significant number of homes at the market town of Warminster.</u>
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	<u>The allocation of the site for housing would assist in increasing availability of accommodation for the local workforce.</u>
6. Consider the emerging Neighbourhood Plans?	<u>Warminster Town Council has produced a Neighbourhood Plan which was 'Made' in November 2016. The Neighbourhood Plan recognises that there are an outstanding number of homes to be found in Warminster, over and above existing commitments including the West Warminster Urban Extension. The Neighbourhood Plan does not</u>

	<u>allocate land to redress this requirement, and notes that the WWUE combined with windfall and brownfield sites could meet strategic housing needs during the period of the Plan. On the basis of evidence available, the emerging Neighbourhood Plan does not deliver certainty of supply in the local area to meet residual housing needs, and therefore it will be appropriate to allocate additional land for housing through the Sites DPD to meet requirements over the remainder of the Core Strategy plan period.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	<u>In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Warminster, and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.</u>
Assessment outcome (on balance) + +	
SUMMARY OF SA OBJECTIVE 8	
<u>The whole SHLAA site provides capacity for approximately 110 residential units (though this may be reduced through the mitigation set out in this assessment). Development of the site would contribute towards Wiltshire’s housing supply and would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Other policies in the Core Strategy also require a mix of housing by affordability, tenure and size. Overall the effects on this objective are considered to be moderate positive.</u>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	<u>In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.</u>
2. Promote design of buildings and spaces to reduce obesity?	<u>In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/ facilities/ employment. The site adjoins a PROW network, and access to and/or improvement to this network could be facilitated.</u>
3. Promote the design of buildings and spaces to meet the changing needs of the population?	<u>In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.</u>
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the	<u>The site is within the catchment area of The Avenue Surgery, which is approximately 2.0km from the site. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Therefore, mitigation in the form of either a S106 or CIL agreement will be required to</u>

additional demand?	<u>support the funding of additional accommodation within the Warminster area to cope with the additional demand generated.</u>
5. Maximise opportunities within the most deprived areas?	<u>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Warminster area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. Development of this site is likely to contribute to the low levels of deprivation experienced in this area.</u>
6. Reduce rural isolation, including access to services for those without a car in rural areas?	<u>Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Warminster primarily.</u>
7. Support the development of community campuses?	<u>In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.</u>
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p><u>This site is within 2 miles of St Johns Primary Scholl which is capable of being expanded to meet needs generated by this development.</u></p> <p><u>In terms of secondary education, there is no capacity to expand Kingdown on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town.</u></p>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 9	
<p><u>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The site adjoins a market town and therefore would not contribute to rural isolation. The GP surgery in the town currently has capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site. The local primary school is capable of being expanded to meet needs generated by this development. Secondary education needs would problematic to mitigate since it is reliant upon other developments delivering a new site. In the light of the issues surrounding secondary education, overall it is considered that the effects on this objective would result in a moderate adverse effect.</u></p>	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	

Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	<u>There is scope to extend footpath provision through site design. However, the site is not well located to allow for linkages to the existing pedestrian/cycle network. There is not a pavement walkway along this site of Bath Road.</u>
2. Ensure new development incorporates facilities and infrastructure for cyclists?	<u>Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.</u>
3. Improve the jobs/homes balance, to reduce out-commuting?	<u>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</u>
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	<u>The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities. There are no bus stops within 400m of the site and at this stage it is uncertain if a bus route incorporating the WWUE will be provided. The town centre is within 2km of the site and the site is around 2.5km from the rail station, which would be an acceptable distance to travel for cyclists but not for pedestrians. An employment site is close to the site. Some other facilities may be provided within the WWUE, although this is unclear at this stage. There are poor existing cycle and pedestrian facilities, with no pavement walkway on this side of Bath Road. Future residents are likely to rely upon private vehicles from this location. The site may contribute to congestion on the A36/A350/Bath Rd roundabout. Regular delays are experienced on the B3414, on Church Street, Silver Street, George Street, High Street and Market Place. The site would be likely to have lower traffic impact if the type of housing was to be aimed at business park employees.</u>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 10	
<u>The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities. The site is on the edge of the settlement, with some facilities located near to site and the town centre within an acceptable walking and cycling distance. The railway station is not within an acceptable walking distance but would be accessible by cyclists. There are currently no bus stops within 400m of the site. Future residents may still rely on the private vehicle to access services and facilities. There are poor existing cycle and pedestrian facilities, with no pavement walkway on this side of Bath Road and provision would appear to require third party land. Future residents are likely to rely upon private vehicles from this location. Future residents may utilise sustainable transport options by opting to choose to walk or cycle into the town from this location. The effects on this objective are considered to be moderate adverse.</u>	

<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?</p>	<p><u>The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres. There are a number of Principle Employment Areas in Warminster, and a further 6ha employment land planned within the West Urban Extension. Development of the site has the potential to boost the local workforce.</u></p>
<p>2. Support the rural economy?</p>	<p><u>Being that the site is at a market town, the development of the site is unlikely to result in benefits for the rural economy.</u></p>
<p>Assessment outcome (on balance) +</p>	
<p>SUMMARY OF SA OBJECTIVE 11</p> <p><u>The allocation of this site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of local retail, leisure and employment uses, including the various Principle Employment Areas in Warminster and the planned further 6ha employment land at the West Urban Extension. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. It is expected that development in this location would support the viability of Warminster town centre. Overall the effects on this objective are considered to be minor positive.</u></p>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Protect and enhance the vitality and viability of existing employment areas?</p>	<p><u>There are various Principle Employment Areas which are safeguarded in Warminster, and there are also a large number of other businesses and services which provide for sources of employment. A level of housing growth in the town should help to support the vitality and viability of the services in Warminster.</u></p>
<p>2. Provide a focus for development in Salisbury and Trowbridge?</p>	<p><u>In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to the market town of Warminster. While the site is not located at Salisbury or Trowbridge, the housing delivered at this settlement would boost the five year supply</u></p>

	<u>position in the North and West HMA, where Trowbridge is also located.</u>
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 12	
<u>Allocation of the site could help to support the vitality and viability of the services and employment in Warminster by increasing the local population who are likely to rely on these services. Overall the effects on this objective are considered to be minor positive.</u>	

Site OM006 – Land to the south of Boreham Road, Warminster

Site context	
Site size: 0.55ha Site capacity: approximately 10 dwellings	
<u>The site is situated on the eastern edge of Warminster, on land south of Boreham Road and north of the River Wylie. The site appears to be in use for grazing and is a flat, linear piece of land with mature trees and hedgerows at its boundaries. A PROW adjoins the east edge of the site.</u>	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	<u>The site comprises a field bordered by hedgerows and mature trees. The River Wylie (part of the River Avon SAC and SSSI) lies to the south of the site. There are significant records of water voles and other species associated with watercourses. Development would need to demonstrate no impacts to the river through a very robust construction method statement and placement of dwellings away from the boundary nearest the river. Other habitats within the site appear to be grassland (possibly hay meadow) and tree/hedge boundaries, which should be retained to conserve connectivity between other adjacent habitats.</u>
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	<u>Development at the settlement could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through increased water abstraction. Discharge from the Warminster Sewage Treatment Works (STW) affects levels of phosphates in the River Avon. Levels of phosphates in the river currently exceed the conservation targets for the Upper Wylie, resulting in likely significant effects on the River Avon SAC. The planned level of growth to 2026 has been subject to HRA which concluded that planned growth would not have an adverse effect on the SAC, subject to mitigation outlined in the Nutrient Management Plan (NMP). This judgement was made as a part of preparing the Wiltshire Council Strategy (WCS) but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. The site is also within 1km of a number of County Wildlife Sites, the closest being approximately 500m from the site (Smallbrook Meadows). Due to the distance between the site and the CWSSs, there is unlikely to be an effect on these designations.</u>
3. Result in greater community	<u>The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as through improvement and connection to the public right of way network</u>

engagement with biodiversity?	<u>that crosses and adjoins the site, and retention and enhancement of habitat features through publicly accessible parts of the site.</u>
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	<u>In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.</u>
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	<u>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.</u>
6. Ensure all new developments have regard to and protect BAP habitats/species?	<u>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site contains/adjoins UK BAP Priority (hedgerow) which would need to be protected in any development of the site.</u>
7. Consider the findings of the HRA in site selection and design?	<u>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction and increased discharges of sewage to the river. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</u>
8. Maintain the existing extent of ancient woodland sites?	<u>The development of the site would not affect ancient woodland features.</u>
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	<u>The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.</u>
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	<u>Not applicable – the site does not fall within one of the Council’s current guidance areas.</u>
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	<u>There are no Local Geological Sites within or near the site. The development of the site would be unlikely to lead to impacts on designated Local Geological Sites.</u>

Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 1	
<p><u>The site comprises a field bordered by hedgerows and mature trees. The River Wylve (part of the River Avon SAC and SSSI) lies to the south of the site. There are significant records of water voles and other species associated with watercourses. Development would need to demonstrate no impacts to the river through a very robust construction method statement and placement of dwellings away from the boundary nearest the river. Other habitats within the site appear to be grassland (possibly hay meadow) and tree/hedge boundaries, which should be retained to conserve connectivity between other adjacent habitats. Due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process. Overall it is considered that the effects would be moderate adverse given mitigation associated with the River Avon SAC is likely to be problematic.</u></p>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<u>The site is situated on the edge of the market town of Warminster, which benefits from a good range of facilities and infrastructure. The site is on the edge of the settlement, some distance from the services and facilities in the town centre. Future residents are likely to rely on the private vehicle to access some of these services which are not within walking distance. There are bus stops at Boreham Road and Woodcock Road which serve the regular 265 Bath – Salisbury route). The closest bus stop is approximately 350m from the site. There are a number of conservation/heritage constraints on this site which are likely to affect the density of development possible on this site, in line with local planning policy and available evidence, and also having regard to the need to reflect and respond to the character of the adjoining residential development.</u>
2. Maximise reuse of previously developed land where possible/appropriate?	<u>The site is greenfield. Development of this site would not present an opportunity to reuse previously developed land.</u>
3. Encourage remediation of contaminated land?	<u>The site is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</u>
4. Ensure the design and layout of new development supports sustainable waste management?	<u>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council’s waste management team.</u>

5. Protect and enhance soil quality?	<u>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.</u>
6. Protect the best and most versatile agricultural land?	<u>The site is classified as Grade 3b agricultural land. Development in this location would not result in the loss of best and most versatile land.</u>
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<u>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</u>
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p><u>The site comprises greenfield land not previously developed land. The site is on the edge of the settlement, some distance from the services and facilities in the town centre. Future residents are likely to rely on the private vehicle to access some of these services which are not within walking or cycling distance. There are bus stops at Boreham Road and Woodcock Road which serve the regular 265 Bath – Salisbury route. Development of the site would not result in loss of BMV land. Overall it is considered that the effects on this objective would be minor adverse.</u></p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<u>The development of the site for housing may be capable of positively responding to the predicted effects of climate change. Parts of the site are in Flood Zone 2/3 and storm water drainage to the River Wylfe to the south may be an issue due to surface attenuation methods reducing the area for housing. Foul drainage may also be an issue. Potential grounds of flood risk to the site and potential increased flood risk to others. The drainage team would place a formal objection on any application for this site.</u>
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<u>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</u>

<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p><u>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</u></p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p><u>Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems to control the risk of surface water flooding from impermeable surfaces. Such measures should be included in any subsequent planning application process as part of the detailed design and evaluated by relevant consultees. Advice on such matters should be taken from Wiltshire Council's Ground water strategy and CIRIA Guidance Part E, Chapter 25. Foul drainage capacity may be an issue in this location and hence would need to be investigated through any subsequent planning application process. Parts of the site are in Flood Zone 2/3 and storm water drainage to the River Wylve to the south may be an issue due to surface attenuation methods reducing the area for housing. Foul drainage may also be an issue. Potential grounds of flood risk to the site and potential increased flood risk to others. The drainage team would place a formal objection on any application for this site.</u></p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p><u>In line with the provisions of local plan policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site does not fall within a Source Protection Zone.</u></p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p><u>The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction and discharge will need to be considered further through an appropriate assessment if the site is taken forward in any subsequent stage of the selection process.</u></p>

Assessment outcome (on balance) - - -

SUMMARY OF SA OBJECTIVE 3

Parts of the site are in Flood Zone 2/3 and storm water drainage to the River Wylve to the south may be an issue due to surface attenuation methods reducing the area for housing. Foul drainage may also be an issue. Potential grounds of flood risk to the site and potential increased flood risk to others. The drainage team would place a formal objection on any application for this site. Due to the relationship of the site with the SAC, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. Overall it is considered that the effects on this objective would be major adverse given that mitigation measures associated with the River Avon SAC as well as the use of soakaways and storm water disposal would be problematic to achieve, and due to the drainage issues on the site

<u>which would not appear possible to overcome.</u>	
SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	
Decision Aiding Questions. Will the development site...	
1. Maintain and improve local air quality?	<u>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. The site is situated on the periphery of Warminster, being located quite far from the services and facilities within the town centre. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</u>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<u>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other	<u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy</u>

particulates?	<u>and advice from relevant bodies.</u>
4. Seek to reduce development in or near to AQMAs ²⁴⁸ ?	<u>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). Assessment would be required in support of any proposals to satisfy that this level of development will not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones.</u>
5. Ensure that air quality impacts on local biodiversity sites are avoided?	<u>The HRA Screening confirmed that while development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	<u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u>
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	<u>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 4	
<u>Warminster does not have an AQMA. Notwithstanding that local air quality is likely to be affected through increases in local commuter traffic given its distance from the town centre and associated services and facilities. Overall there are likely to be negative impacts arising from development in this</u>	

²⁴⁸ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

<p><u>location (both short and long term) due to the likely increase in vehicular trips. Mitigation measures would need to be developed in accordance with national and local plan policy and based on air quality assessments which should demonstrate that development would not trigger a requirement to declare Air Quality Management Area(s) or cause deterioration in existing ones. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.</u></p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Minimise emissions of greenhouse gases and ozone depleting substances?</p>	<p><u>Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in ‘Delivering strategic objective 2: to address climate change’ and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.</u></p>
<p>2. Promote the development of renewable and low carbon sources of energy?</p>	<p><u>Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.</u></p>
<p>3. Promote energy efficiency in buildings and new development?</p>	<p><u>Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.</u></p>
<p>4. Minimise contributions to climate change through sustainable building practices?</p>	<p><u>Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.</u></p>
<p>Assessment outcome (on balance) -</p>	
<p>SUMMARY OF SA OBJECTIVE 5a</p> <p><u>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in ‘Delivering strategic objective 2: to address climate change’ and the related ‘Core Policy 41: Sustainable construction and low carbon energy’ of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this</u></p>	

<p><u>site will be to increase greenhouse gas emissions overall and on balance this site is considered to have a minor adverse impact in relation this SA objective.</u></p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p><u>The site falls predominantly within Flood Zone 1, with a small part of the site falling within Flood Zone 2/3. Soakaways are unlikely to work in this location.</u></p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p><u>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</u></p> <ul style="list-style-type: none"> <u>• hotter summers;</u> <u>• milder winters;</u> <u>• increased periods without rain;</u> <u>• increased intensity in rainfall; and</u> <u>• more extreme weather events.</u> <p><u>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</u></p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p><u>The site falls predominantly within Flood Zone 1, with part of the site falls within Flood Zone 2/3. A Flood Risk Assessment will be required to support any future planning applications as the site is proximate to an area at risk of flooding. Soakaways are unlikely to work in this location. Storm water drainage to the River Wylfe to the south may be an issue due to surface attenuation methods reducing the area for housing. Potential flood risk to the site and potential increased flood risk to others. The drainage team would place a formal objection on any application for this site.</u></p>
<p>4. Minimise the risk of flooding to people and property (new and existing)</p>	<p><u>The site is, in part located within Flood Zone 1, with part of the site within Flood Zones 2 and 3. Development of the site for housing could lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses.</u></p>

development)?	<u>Soakaways are unlikely to work in this location. In accordance with the NPPF, any proposals for development should be informed by a site specific flood risk assessment.</u>
5. Protect and enhance the natural function of floodplains?	<u>It is unknown if development of the site would affect the areal extent and function of the floodplain.</u>
Assessment outcome (on balance) - - -	
SUMMARY OF SA OBJECTIVE 5b	
<u>The site falls predominantly within Flood Zone 1, with part of the site falls within Flood Zone 2/3. A Flood Risk Assessment will be required to support any future planning applications as the site is proximate to an area at risk of flooding. Soakaways are unlikely to work in this location. Storm water drainage to the River Wylde to the south may be an issue due to surface attenuation methods reducing the area for housing. Potential flood risk to the site and potential increased flood risk to others. The drainage team would place a formal objection on any application for this site. Flood risk prevention is considered to be problematic and likely to be unresolvable and the effects are judged to be major adverse.</u>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<u>The site is within the Bishopstrow Conservation Area and there are also a number of Listed Buildings within close proximity to the site. This includes the Grade II listed Bishopstrow House and a number of listed feature in its grounds, including a bridge at the site's southeast corner; as well as Grade II listed buildings along Boreham Road. There are also a number of Scheduled Monuments in the vicinity. Development of the site is likely to adversely affect the setting of the garden to Bishopstrow House, eroding its rural character. Development would also adversely impact on the setting of the garden structures for the same reason. The development would also impact on the rural character of this part of the Bishopstrow Conservation Area, creating a suburban development at odds with the rural character and necessitating splayed opening and footpaths, resulting in a loss of hedgerow that contributes positively to the rural character of the conservation area. It would also contribute to the coalescence of Bishopstrow and Warminster – thereby eroding the rural character of Bishopstrow.</u>
2. Ensure appropriate archaeological assessment prior to development?	<u>The archaeological potential/sensitivity of the site is considered to be 'medium'. An archaeological assessment would be required at an early stage prior to the any future planning application. The historic landscape sensitivity of this site is considered to be 'low'. There are surviving medieval/post medieval piecemeal enclosures or meadows that lie at the edge of the watercourse. The previous character is legible but commonplace and not locally distinctive.</u>

<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p><u>The site is greenfield and as such no opportunity to reuse historical buildings or buildings of significance is presented.</u></p>
<p>4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?</p>	<p><u>There are no management objectives for the Bishopstrow Conservation Area and no detailed appraisal. However, development of the site is likely to adversely affect the setting of the garden to Bishopstrow House, eroding its rural character. Development would also adversely impact on the setting of the garden structures for the same reason. The development would also impact on the rural character of this part of the Bishopstrow Conservation Area, creating a suburban development at odds with the rural character and necessitating splayed opening and footpaths, resulting in a loss of hedgerow that contributes positively to the rural character of the conservation area. It would also contribute to the coalescence of Bishopstrow and Warminster – thereby eroding the rural character of Bishopstrow.</u></p>
<p>5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?</p>	<p><u>The site and adjoining area does not contain any heritage assets identified as 'at risk'.</u></p>
<p>6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?</p>	<p><u>The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.</u></p>
<p>Assessment outcome (on balance) - - -</p>	
<p>SUMMARY OF SA OBJECTIVE 6</p> <p><u>The site falls within the Bishopstrow Conservation Area and there are a number of Listed features proximate to the site, including the Grade II Listed Bishopstrow House and features within its vicinity. A Historic Impact Assessment would be required as part of any future planning application. It is considered that there are insufficient prospects of adequately mitigating potential harm on the heritage setting of this site and the effects on this objective would be major adverse.</u></p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p><u>In terms of landscape character the site falls within the Warminster Terrace landscape typology. This landscape character is described as being of moderate character and is in moderate condition. The County Landscape Character Assessment defines the strategy for this type of landscape as one of conservation and improvement of lost and/or declining features. Any subsequent planning application process would need to make provision for the continued conservation of the character and appearance of the area. The site is also located within a Special Landscape Area (saved policy C3).</u></p> <p><u>It is likely that development in this location would be linear, fronting Boreham Road which would change the characteristics of the existing approach to Warminster within the Conservation Area. There may be an opportunity to provide an exemplar small development reflecting the vernacular style of the area however a greater survey effort would be required in terms of landscape, heritage and ecology before this site could be considered. Being that the site is within the Conservation Area, all trees are protected for their amenity value within the CA and it is possible that objections may be raised to any proposals for their removal on the grounds of harm to the setting and amenity of the CA and listed assets.</u></p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p><u>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to and retention of the existing footpath networks and green corridors etc.</u></p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p><u>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces. The site adjoins public footpaths WARM41 and BISH6 and there is potential to connect to and improve this network.</u></p>
<p>4. Conserve and enhance areas with landscape designations and take</p>	<p><u>The site is separated from the Cranborne Chase and West Wiltshire Downs AONB, and there is unlikely to be an effect on the designation. The site is located within a Special Landscape Area (saved policy C3). Development</u></p>

account of their management objectives, in particular for the three local AONBs ²⁴⁹ ?	<u>would need to respond to the landscape sensitivities in this area. Sufficient buffers to the public rights of way would be required.</u>
5. Protect rights of way, open space and common land?	<u>The site adjoins public footpaths WARM41 and BISH6 and there is potential to connect to and improve this network. These rights of way would need to be retained through any future development of the site, and appropriate buffers provided.</u>
6. Protect the Western Wiltshire Green Belt from inappropriate development?	<u>In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.</u>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 7	
<u>The site comprises a field with mature tree and hedgerow boundaries. It is likely that development in this location would be linear, fronting Boreham Road which would change the characteristics of the existing approach to Warminster within the Conservation Area. There may be an opportunity to provide an exemplar small development reflecting the vernacular style of the area however a greater survey effort would be required in terms of landscape, heritage and ecology before this site could be considered. Being that the site is within the Conservation Area, all trees are protected for their amenity value within the CA and it is possible that objections may be raised to any proposals for their removal on the grounds of harm to the setting and amenity of the CA and listed assets. The site adjoins public footpaths WARM41 and BISH6 which would need to be protected and enhanced through any future development of the site. With regard to SA Objective 7 the effects are judged to be moderate adverse.</u>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types	

²⁴⁹ Cotswold AONB, Cranborne Chase and West Wiltshire Downs AONB, North Wessex Downs AONB

and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	<u>The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements, albeit the size and capacity of the site could restrict this.</u>
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	<u>Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units.</u>
3. Ensure adequate provision of land to meet housing needs?	<u>In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.</u>
4. Have regard to the settlement hierarchy?	<u>The allocation and development of the site would appropriately respect the settlement hierarchy, by delivering a small number of homes at the market town of Warminster.</u>
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	<u>The allocation of the site for housing would assist in increasing availability of accommodation for the local workforce.</u>
6. Consider the emerging Neighbourhood Plans?	<u>Warminster Town Council has produced a Neighbourhood Plan which was 'Made' in November 2016. The Neighbourhood Plan recognises that there are an outstanding number of homes to be found in Warminster, over and above existing commitments including the West Warminster Urban Extension. The Neighbourhood Plan does not allocate land to redress this requirement, and notes that the WWUE combined with windfall and brownfield sites could meet strategic housing needs during the period of the Plan. On the basis of evidence available, the emerging Neighbourhood Plan does not deliver certainty of supply in the local area to meet residual housing needs, and therefore it will be appropriate to allocate additional land for housing through the Sites DPD to meet requirements over the remainder of the Core Strategy plan period.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	<u>In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Warminster, and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.</u>
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 8	

<p><u>The site provides capacity for approximately 10 residential units (though this may be reduced through the mitigation set out in this assessment). Development of the site would contribute towards Wiltshire’s housing supply as well as potentially boosting the local supply of affordable houses in accordance with national policy and local plan policy requirements. Other policies in the Core Strategy also require a mix of housing by affordability, tenure and size. Overall the effects on this objective are considered to be minor positive.</u></p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Promote design of buildings and spaces to reduce crime and the fear of crime?</p>	<p><u>In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.</u></p>
<p>2. Promote design of buildings and spaces to reduce obesity?</p>	<p><u>In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/ facilities/ employment. The site adjoins and contains part of a PROW network, and access to this network could be facilitated.</u></p>
<p>3. Promote the design of buildings and spaces to meet the changing needs of the population?</p>	<p><u>In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.</u></p>
<p>4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?</p>	<p><u>The site is within the catchment area of The Avenue Surgery, which is approximately 2.5km from the site. The surgery is currently operating at capacity within its existing accommodation and any additional housing will add to pressure on the Practice. Therefore, mitigation in the form of either a S106 or CIL agreement will be required to support the funding of additional accommodation within the Warminster area to cope with the additional demand generated.</u></p>
<p>5. Maximise opportunities within the most deprived areas?</p>	<p><u>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Warminster area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is within one of Wiltshire’s most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report (‘Warminster East - Boreham’). Development of this site is likely to provide opportunities to address deprivation experienced in this area.</u></p>
<p>6. Reduce rural isolation, including access to services for those without a</p>	<p><u>Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the</u></p>

car in rural areas?	<u>needs of Warminster primarily.</u>
7. Support the development of community campuses?	<u>In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.</u>
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<u>There is capacity in local primary schools to meet needs generated by this development. In terms of secondary education, there is no capacity to expand Kingdown on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town.</u>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 9	
<p><u>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities. The GP surgery in the town currently has capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site. This site is within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report ('Warminster East – Boreham'). In terms of secondary education, there is no capacity to expand Kingdown on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town. Development of this site is likely to provide opportunities to address deprivation experienced in this area through housing provision, short-term construction jobs and a larger workforce for local businesses. In the light of the issues surrounding secondary education, the development would result in a moderate adverse effect.</u></p>	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	<u>There is scope to extend footpath provision through site design to connect to the existing PRow network. The south side of Boreham Road is not served by an existing pavement walkway and it is unclear as to whether a linkage could be provided without pedestrians needing to cross the road.</u>
2. Ensure new development incorporates facilities and infrastructure for cyclists?	<u>Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.</u>
3. Improve the jobs/homes balance, to	<u>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely</u>

reduce out-commuting?	<u>effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</u>
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	<u>The site adjoins the far edge of Warminster which benefits from a good range of services, facilities and employment opportunities. However, the site is on the periphery of the settlement. There are few shops and other facilities available nearby, although there are primary and secondary school within 1.5km. The site is over 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. There are bus stops close to the site at Boreham Road and Woodcock Road serving the reasonably regular 265 Bath – Bradford on Avon – Trowbridge – Westbury – Warminster – Salisbury route. Cycle facilities would need upgrading. Relatively little congestion occurs in the vicinity of the site, with the main issues being towards the town centre, on Market Place, & High Street.</u>
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 10</p> <p><u>The site is in an edge of town location, and there are few shops and other facilities available nearby, although there are primary and secondary schools close to the site. The site is over 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. There are bus stops close to the site at Boreham Road and Woodcock Road serving the reasonably regular 265 Bath – Bradford on Avon – Trowbridge – Westbury – Warminster – Salisbury route. Future residents are still likely to rely on the private vehicle to access services and facilities from this location. It may be possible to provide pedestrian linkages to the local PROW network, although there is no existing pavement access from the site and provision would appear to require third party land. Development in this location provides for accessibility to some facilities, although the majority of services and facilities are some distance from the site. There is scope that some future residents will be able to make sustainable choices about their mode of travel. Overall, given the relatively small size of this site, it is considered that the effects on this objective are minor adverse.</u></p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	<u>The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres. There are a number of Principle Employment Areas in Warminster, and a further 6ha employment land planned within the West Urban Extension. Development of the site has the potential to boost the local workforce.</u>
2. Support the rural economy?	<u>Being that the site is at a market town, the development of the site is unlikely to result in benefits for the rural economy.</u>
Assessment outcome (on balance) +	

SUMMARY OF SA OBJECTIVE 11	
<p><u>The allocation of this site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of local retail, leisure and employment uses, including the various Principle Employment Areas in Warminster and the planned further 6ha employment land at the West Urban Extension. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. It is expected that development in this location would support the viability of Warminster town centre. The site is a large site and the effects on this objective are considered to be moderate positive.</u></p>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the vitality and viability of existing employment areas?	<p><u>There are various Principle Employment Areas which are safeguarded in Warminster, and there are also a large number of other businesses and services which provide for sources of employment. A level of housing growth in the town should help to support the vitality and viability of the services in Warminster.</u></p>
2. Provide a focus for development in Salisbury and Trowbridge?	<p><u>In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to the market town of Warminster. While the site is not located at Salisbury or Trowbridge, the housing delivered at this settlement would boost the five year supply position in the North and West HMA, where Trowbridge is also located.</u></p>
<p>Assessment outcome (on balance) +</p>	
SUMMARY OF SA OBJECTIVE 12	
<p><u>Allocation of the site could help to support the vitality and viability of the services and employment in Warminster by increasing the local population who are likely to rely on these services. Overall the effects on this objective are considered minor positive.</u></p>	

A.12. Westbury Community Area Remainder

Westbury CA Remainder - Stage 3 Site Assessment Tables

Site considered in the Area of Search

Site 321 – Land off B3098 adjacent to Court Orchard/Cassways, Bratton	<u>Site 738 – Land south of Westbury Road, Bratton</u>
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Sites being taken forward by Wiltshire Council from this stage to Stage 4

Site 321 – Land off B3098 adjacent to Court Orchard/Cassways, Bratton	<u>Site 738 – Land south of Westbury Road, Bratton</u>
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Bratton

Site 321 – Land off B3098 adjacent to Court Orchard/Cassways, Bratton

<p>Site context</p> <p>Site size: 1.33ha Site capacity: approximately 32 dwellings</p> <p>The site is a gently sloping pastoral field on the western edge of Bratton. Residential development is located adjacent to its northern and eastern boundaries with ribbon development located south of the site on the opposite site of Westbury Road (B3098). There is a PROW which runs within the site along the eastern boundary, and some of the adjoining properties have gated rear accesses directly on to this footpath. Another PROW runs along its northern boundary. To the west of the site is open countryside characterised by gently sloping arable and pastoral fields. There is limited screening from Westbury Road.</p>
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</p> <p>Decision Aiding Questions. Will the development site...</p>

<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>The site appears to have been recently agriculturally improved along with the field adjacent to the west. The grassland therefore is likely to have lost most of its botanical value depending on the type of improvement (fertilised/ploughed/re-seeded). The site is bounded at its edges by trees and hedgerow (UK BAP Priority habitat) which could be of ecological importance as a wildlife corridor and should be retained, managed and enhanced where necessary through buffer planting. There may be potential to create or enhance habitats as well as opportunities for biodiversity enhancements. An ecological assessment would be required to accurately assess likely impacts and possible mitigation.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The site is within the visitor catchment of the Salisbury Plain Special Protection Area (SPA) and development may increase recreational pressure. Mitigation would be sought for any such impacts. The site is also 300m from Bratton Down SSSI, which is located to the south. Due to the characteristics and features of this SSSI, there is unlikely to be an effect on this designation arising from development of this site. The site is also approx. 700m from Bratton Chalk and Bratton Down Quarry County Wildlife Sites. Due to the distance between the site and these designations there is unlikely to be any substantial effect.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as through improvement and connection to the adjacent public right of way network and retention and enhancement of habitat features through publicly accessible parts of the site.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>In accordance with local plan policy and planning guidance, the development of the site for housing would have the potential to make appropriate provision for multifunctional Green Infrastructure to reduce the risk of habitat fragmentation.</p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/species?</p>	<p>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site contains UK BAP priority habitat hedgerow which would need to be protected through any development of the site.</p>
<p>7. Consider the findings of the HRA in</p>	<p>The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment is required if the site</p>

site selection and design?	is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The site is approx. 300m north of a Regionally Important Geology Site. Due to the distance between the site and this designation there is unlikely to be any substantial effect.
Assessment outcome (on balance) -	
Summary of SA Objective 1	
<p>The site is a linear field adjacent to existing residential development on the outskirts of the village of Bratton. There may be opportunities to enhance biodiversity on this site. An ecological assessment at the planning application stage would be required to accurately assess likely impacts and possible mitigation. Appropriate assessment would be required to determine the likely impacts on the Salisbury Plain SPA if the site is taken forward into any subsequent stage of the selection process. Overall it is considered that the likely effects would be minor adverse against this objective.</p>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the large village of Bratton which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. It has a limited range of employment, services and facilities. The site is within a reasonable walking/cycling distance to the centre of the village. Overall residents are likely to rely upon the use of the private car to reach larger services and facilities. Residents are likely to travel to Westbury or Trowbridge for larger convenience shopping. The site is in an edge of rural settlement location and there would be a need for a degree of landscape mitigation and sensitive design due to the site’s location adjoining the Conservation Area and being located within a Special Landscape Area. The

	development of the site would be capable of delivering appropriate housing densities having regard to these considerations, and in line with other local planning policy and available evidence, and also having regard to the need to reflect and respond to the character of the adjoining residential development.
2. Maximise reuse of previously developed land where possible/appropriate?	The site does not appear to include any previously developed land.
3. Encourage remediation of contaminated land?	On the basis of available evidence, given the sites greenfield use, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) -	
Summary of SA Objective 2	
The site comprises greenfield land the agricultural value of which is not known. However if it was found to be versatile, its loss is considered minor to negligible in any event due to its size. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. The likely effects would be minor adverse against this objective and mitigation is considered	

achievable.	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<p>In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change.</p> <p>In terms of water supply a long offsite connection to mains water would be needed to provide capacity which could be problematic to address given the range of issues that may be involved such as topography and ground conditions. There are some records of water pressure complaints in the area. Existing foul water sewers are located within the site boundaries and statutory easements apply. There is capacity for foul water flows only and there are no public surface water systems. Offsite drainage connections would be required, although this is mitigatable. There is limited capacity for foul flows, and supply would need a capacity appraisal. The site would be unable to proceed without satisfactory surface water outfall.</p>
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) in accordance with CIRIA Guidance part E chapter 25, where feasible, within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. There is capacity for foul water flows only and there are no public surface water systems. Offsite drainage connections would be required and this is mitigatable. The Wiltshire SFRA (2008) indicates Bratton as at risk from surface water flooding associated with high run off from hills. Checks would be needed to determine surface water overland flows and topography. This may have a bearing on the suitability of SuDs.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site does not fall within a Source Protection Zone.

<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 3</p> <p>There are water pressure problems associated with the supply of water in Bratton. For this site, a long offsite connection to mains water would be needed to provide capacity. In the absence of any details as to range of issues that would need to be addressed, it is considered that this could be problematic to address. There is capacity for foul water flows only and there are no public surface water systems. As such, various infrastructure upgrades would be required. The Wiltshire SFRA (2008) indicates Bratton as at risk from surface water flooding associated with high run off from hills. Checks would be needed to determine surface water overland flows and effects of topography. This may have a bearing on the suitability of SuDs. Further guidance can be found in Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>On the balance of evidence available, infrastructure upgrades are likely to be required and given potential issues which could be problematic to address, the likely effects are considered to be moderate adverse against this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Bratton does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but minor effects are likely. There is an AQMA in Westbury, and there would need to be an assessment of impact from the development of this site on that AQMA should an application be submitted on this site.</p> <p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within a reasonable distance to the centre of the village which could be accessed on foot or cycle. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air</p>

	Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site does not fall within or in close proximity to any likely significant sources of environmental pollution (noise, odour and light).
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ²⁵⁰ ?	The site does not fall within a designated AQMA, although there is an AQMA in Westbury. An assessment of impact on the Westbury AQMA would be required to support development in this location. If necessary measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy, such as landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	The HRA Screening confirmed that while development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local

²⁵⁰ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

improvements by locating new development so as to reduce the need to travel by private car?	air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p>The site is located on the western edge of Bratton and is within a moderately accessible location to the limited services available in the village. There are likely to be negative impacts arising from development in this location (both short and long term) due to the likely increase in vehicular trips. An assessment of impact on the Westbury AQMA would be required to support development in this location and if necessary measures will need to be developed and implemented to mitigate vehicle emissions in line with local plan policies and the council's Air Quality Strategy. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p> <p>Overall the likely effects would be minor adverse against this objective and mitigation is considered achievable.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.

4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 5a</p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in ‘Delivering strategic objective 2: to address climate change’ and the related ‘Core Policy 41: Sustainable construction and low carbon energy’ of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Overall, the site would have a minor adverse effect on this objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is at risk from surface water flooding with known problems associated with high run-off from hills. Any proposals for development of this site should be informed by a site specific flood risk assessment (FRA) as the site is greater than 1ha in size. As part of any assessment and drainage strategy for development, groundwater levels should be monitored in accordance with the Council’s Groundwater Strategy. In addition, any drainage strategy for the development of the site should have regard to CIRIA guidance, Part E, Chapter 25.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the	The site is located within Flood Zone 1. There may be potential to improve the water attenuation measures on the site and introduce additional SuDS. However, the Wiltshire SFRA (2008) indicates Bratton as at risk from high run off from hills, which

risk of flooding including: Sustainable Drainage Systems?	would need to be addressed in support of any subsequent planning application.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. Any development in this site would need to take account of the risk of increasing flood risk elsewhere and build in measure to mitigate this. Consideration would need to be given to the control/management of surface and groundwater. The risk of runoff from the hills should be assessed through a subsequent planning application.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) -	
Summary of SA Objective 5b	
The site is located within Flood Zone 1 but is at risk from surface water flooding associated with high run-off from hills. Any development of the site would need to be informed by a Flood Risk Assessment. The FRA for the site would need to be informed by monitoring groundwater in accordance with the Council's Groundwater Strategy as well as CIRIA guidance, Part E, Chapter 25. Mitigation measures might reduce the developable area of the site. The effects are considered to be minor adverse against this objective.	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>The site is located approximately 90m to the west of the Court Lane and Rosenheim Farmhouses which are Grade II listed buildings. The site abuts of Bratton Conservation Area to the north east of the site. The site is situated approximate 550m from Bratton Camp Scheduled Monument, which is the site of the Westbury White Horse. A medieval moat Scheduled Monument is also located approx. 250m north of the site, albeit there is built development on the land between that would likely obscure views.</p> <p>Development of the site may have a limited affect the setting of these assets and its significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development on the site. Accordingly, adverse effects are unlikely but in the event they arise, they would seem capable of mitigation</p>
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential/sensitivity of the site is considered to be 'Medium'. The site has some prehistoric/medieval potential. An archaeological assessment would be required as part of any future planning application. The historic landscape sensitivity of the site is considered to be 'low', and is characterised by modern fields created on former downland, with the prior character not legible in modernity.

3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The site is adjacent to the Bratton Conservation Area, which was designated in 1975. There is an undated two page guidance note for this Conservation Area which sets principles concerning design, appearance and materials for consideration in the determination of planning applications. No management objectives or detailed appraisal contained in the note and the map depicting the extent of the conservation area does not reflect new development permitted within it off Court Lane to the east of the site as well as development at Rosenheim Rise or on Trowbridge Road. To the extent that the character or appearance has changed considerably since the guidance note was produced, it now appears out of date.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	The development of the site would need to appropriately protect and enhance designated heritage assets according to their significance.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 6</p> <p>The north eastern boundary of the site adjoins the Bratton Conservation Area and is some 90m distance from Grade II Listed Buildings. A Historic Impact Assessment would be required as part of any future planning application to determine the impacts of development on the heritage assets of the area so as to avoid harm to the significance of heritage assets. An archaeological assessment would be required to determine the archaeological potential of the site. Overall the likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the	The Landscape Character typology for this site is Greensand Terrace the condition of which is declining whilst its strength of character is moderate. The County Landscape Character Assessment defines the strategy for this type of landscape as one

countryside?	<p>of conservation and improvement of lost and/or declining features. The site contains numerous trees and hedgerows on its boundaries.</p> <p>Any subsequent planning application process would need to make provision for the continued conservation of the character and appearance of the area. The site is located within a Special Landscape Area (saved policy C3). The development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside, such as through the retention of existing trees and hedgerows as well as the provision of landscape buffers, Green Infrastructure, and sensitive design.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	The development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The development of the site for housing may offer the potential to deliver additional access to and availability of green spaces within the site.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ²⁵¹ ?	The development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. The site lies outside of the AONB, but within a Special Landscape Area (SLA). Development would need to respond to the landscape sensitivities in this area. Sufficient buffers to the public rights of way and to the western edge of the site would be required.
5. Protect rights of way, open space	The site is crossed on its eastern edge by footpath BRAT25 and passed on its northern edge by footpath BRAT24, these

²⁵¹ Cotswold AONB, Cranborne Chase and West Wiltshire Downs AONB, North Wessex Downs AONB

and common land?	PROWs would be affected by development in this location. The public right of way that passes through this site would need to be retained in any development.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
Summary of SA Objective 7	
<p>The site is formed of a roughly rectangular area of greenfield land on the west edge of Bratton with some trees and hedgerows on its boundaries. There are views into the site from a number of locations including from the Westbury White Horse Scheduled Monument, residential properties and PRow. Through appropriate siting, design and appearance together with the employment of appropriate mitigation such as Green Infrastructure buffer to the hedgerows and trees, as well as their retention, the effects of development on the wider landscape could be mitigated. Overall the likely effects would be minor adverse against this objective and mitigation is considered achievable.</p>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy, and has the potential to deliver some affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	The allocation and development of the site would respond to the Core Strategy settlement hierarchy, by delivering a small number of housing units at a Large Village.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	The allocation of the site for housing would assist in increasing the availability of accommodation for the local workforce.

6. Consider the emerging Neighbourhood Plans?	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Bratton.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities that is not being met by neighbourhood planning initiatives.
Assessment outcome (on balance) + + +	
<p>Summary of SA Objective 8</p> <p>The whole SHLAA site provides capacity for approximately 32 residential units (though this may be reduced through the mitigation set out in this assessment) which would contribute towards Wiltshire's housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a level of affordable units alongside open market units. Overall it is considered that allocation of this site would meet the aim of SA Objective 8 and have a major positive effect on this objective.</p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/ facilities/ employment. The site has the potential space to provide open /green space or children's play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and	The site is well located for access to the Bratton Surgery, being located approximately 600m distance. There are some capacity issues with this surgery which would require mitigation to support additional patient demand arising from any new

that they are able to cope with the additional demand?	development.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Bratton area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. Development of this site is likely to contribute to the low levels of deprivation experienced in this area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	<p>The development of the site would provide housing with reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</p> <p>The village is serviced by a bus route providing connectivity to Devizes, Westbury, Trowbridge and the wider the public transport network. This provides regular services, although these services are all north/east bound towards Devizes. Given the limited services available in Bratton it is likely that residents would need to rely upon the private car. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</p>
7. Support the development of community campuses?	The development of community campuses is directed to the higher order settlements and therefore is not relevant to this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	The primary school has a large number of surplus places and would benefit from housing within the catchment area. The school's catchment area also includes Edington and Tinhead. With regard to secondary, Matravers (secondary and sixth form in Westbury) currently has some surplus places but these are expected to reduce over the next 10 years. The school could be expanded if necessary.
Assessment outcome (on balance) -	
Summary of SA Objective 9	
<p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The development of the site would provide housing in a location with a reasonable level of access to the local services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. Mitigation would be required to enable to local GP surgery to accommodate additional patient demand. Overall the likely effects are considered to be minor adverse against this objective.</p>	

SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could provide opportunities for access to the pedestrian/cycle network with access to local services/facilities/employment. The site benefits from an existing footway and street lightning. Alternatively access could be established through the use and extension of public footpath PRoW BRAT24 and BRAT25 on the eastern and northern edges of the site to the village centre.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Transport Plan policies, the site would have the potential to create links to existing cycling infrastructure. Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.'
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	This site is considered to be in an accessible location. It will be possible to walk and cycle to the primary school and small shop/post office. The village is served by the 87 Devizes – Westbury – Trowbridge bus route. There is a bus stop within approx. 130m. This provides regular services, although these services are all north/east bound towards Devizes. The nearest train station (Westbury) is beyond walking/cycling distance. Given the limited services available in Bratton it is likely that residents would need to rely upon the private car.
Assessment outcome (on balance) -	
Summary of SA Objective 10	
The site is in a reasonably accessible distance from the limited services available in Bratton, but overall residents are likely to rely upon use of the private car to reach larger services and facilities. Future residents would be able to travel by public transport to larger locations such as Westbury and Trowbridge. Overall it is considered that the likely effects would be minor adverse against this objective.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban	Not relevant to this location.

regeneration?	
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) ++	
Summary of SA Objective 11	
Development will increase the local population resulting in a small contribution towards the local rural economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is only for housing, this in itself will generate direct and indirect construction employment in the short-term (and potential use of local services), and will help stimulate the local economy once built by providing an increase in workforce in the medium-long term for local employers. Overall it is considered that it is likely that there would be no adverse effect and whilst there no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely to positively affect the local economy and meet the aim of SA Objective 11.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas at Bratton.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
Assessment outcome (on balance) +	
Summary of SA Objective 12	
The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would positively meet the aim of SA Objective 12.	

Site 738 – Land south of Westbury Road, Bratton

<p>Site context Site size: 0.91ha Site capacity: 22</p>	
<p><u>The site is a roughly rectangular shaped field on the western edge of Bratton, on the south side of Westbury Road. The site is sloped, with higher ground towards the southern part of the site. The higher parts of the site are visible in the landscape with long views from higher ground. There are no visible obstructions to development. The site adjoins residential development on its east boundary, with a large dwelling on its western side. Access to the site would have to be taken from Westbury Road. The site is on higher ground than Westbury Road. There is little screening at Westbury Road. The site is on the periphery of the village but nonetheless is reasonably well related to the settlement on account of the surrounding residential development.</u></p>	
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p><u>The development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation. The site is bounded at its edges by trees and hedgerow (UK BAP Priority habitat) which could be of ecological importance as a wildlife corridor. There may be potential to create or enhance habitats at the site. Pipistrelle bat roost record dates back to 1986 and adjacent residential properties have potential for roosting bats, including the existing residential development to the east and the large detached property (Dane's Lye) to the west. Bat activity surveys would be required to assess the importance of the existing hedgerows and trees around the periphery of the site for commuting and foraging bats. Grassland type would need to be ascertained through a habitat survey at an appropriate time of year. Trees and hedgerows should be retained and protected, and hedgerows should be enhanced within the public realm to ensure their longevity and appropriate management. Potential for reptiles, nesting birds, badgers, hedgehogs, common toad and other protected and priority species. An ecological assessment would be required to accurately assess likely impacts and possible mitigation.</u></p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally</p>	<p><u>The site is within the visitor catchment of the Salisbury Plain Special Protection Area (SPA) and Special Area of Conservation (SAC) and development may increase recreational pressure. Mitigation would be sought for any such impacts. The site is also 200m from Bratton Down SSSI, which is located to the south. Due to the characteristics and features of this SSSI, there is unlikely to be an effect on this designation arising from development of this site. The site is also approx. 700m from Bratton Chalk and Bratton Down Quarry County Wildlife Sites. Due to the distance between the site and these designations there is unlikely to be any substantial effect.</u></p>

designated sites) and creating biodiversity features within new development resulting in a net gain?	
3. Result in greater community engagement with biodiversity?	<u>The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as through retention and enhancement of habitat features through publicly accessible parts of the site.</u>
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	<u>In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.</u>
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	<u>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.</u>
6. Ensure all new developments have regard to and protect BAP habitats/species?	<u>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site has hedgerow and tree boundaries and would need to be protected accordingly.</u>
7. Consider the findings of the HRA in site selection and design?	<u>The HRA screening assessment has identified that development at the settlement could contribute towards recreational impacts on the Salisbury Plain SPA through increased recreational pressure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</u>
8. Maintain the existing extent of ancient woodland sites?	<u>The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries.</u>
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	<u>The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.</u>
10. Consider Wiltshire Council guidance to maintain SAC integrity in	<u>Not applicable – the site does not fall within one of the Council’s current guidance areas.</u>

relevant areas?	
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	<u>The site is approx. 300m north of a Regionally Important Geology Site. Due to the distance between the site and this designation there is unlikely to be any substantial effect.</u>
Assessment outcome (on balance) -	
Summary of SA Objective 1	
<u>The site is an open field on the west edge of Bratton. The site is bounded at its edges by trees and hedgerow (UK BAP Priority habitat) which could be of ecological importance as a wildlife corridor. There are records of pipistrelle bat roosts and adjacent residential properties have potential for roosting bats. There is also potential for reptiles, nesting birds, badgers, hedgehogs, common toad and other protected and priority species. There may be potential to create or enhance habitats. Ecological assessment at planning application would be required to accurately assess likely impacts and possible mitigation. Appropriate assessment would be required to determine the likely impacts on the Salisbury Plain SPA if the site is taken forward into any subsequent stage of the site selection process. Overall it is considered that the effects would be minor adverse.</u>	
SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<u>The site is situated on the edge of the large village of Bratton which has a limited range of employment, services and facilities. The site is within a reasonable walking/cycling distance to the centre of the village. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Westbury or Trowbridge for larger convenience shopping. The site in an edge of rural settlement location and there would be a need for a degree of landscape mitigation and sensitive design due to the site's location within a Special Landscape Area. The development of the site would be capable of delivering appropriate housing densities having regard to these considerations, and in line with other local planning policy and available evidence, and also having regard to the need to reflect and respond to the character of the adjoining residential development.</u>
2. Maximise reuse of previously developed land where possible/appropriate?	<u>The site does not appear to include any previously developed land.</u>
3. Encourage remediation of contaminated land?	<u>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</u>

4. Ensure the design and layout of new development supports sustainable waste management?	<u>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council’s waste management team.</u>
5. Protect and enhance soil quality?	<u>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.</u>
6. Protect the best and most versatile agricultural land?	<u>There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.</u>
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<u>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</u>
Assessment outcome (on balance) -	
<p>Summary of SA Objective 2</p> <p><u>The site comprises greenfield land the agricultural quality of which is not known. However, if it was found to be best and most versatile, its loss is considered minor to negligible due to the small size of the site. There are no known contamination issues and therefore the site is unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to be affect a designated safeguarding zone associated with an active safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. The likely effects would be minor adverse against this objective and mitigation is considered achievable.</u></p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<u>In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. In terms of water supply a long offsite connection to mains water would be needed to provide capacity which could be problematic to address given the range of issues that may be involved such as topography and ground conditions. There are some records of water pressure complaints in the area. There is capacity for foul water flows only and there are no public surface water systems.</u>

	<u>Offsite drainage connections would be required, although this is mitigatable. There is limited capacity for foul flows, and supply would need a capacity appraisal. The site would be unable to proceed without satisfactory surface water outfall. However, there is no evidence to suggest that development of the site for housing would not be capable of being supported by planned water and sewerage infrastructure capacity provided significant investment is brought forward.</u>
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<u>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company.</u>
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	<u>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.</u>
4. Consider the need for adequate provision of surface water and foul drainage?	<u>Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) in accordance with CIRIA Guidance Part E chapter 25, where feasible, within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. There is capacity for foul water flows only and there are no public surface water systems. Offsite drainage connections would be required and this is mitigatable. The Wiltshire SFRA (2008) indicates Bratton as at risk from surface water flooding associated with high run off from hills. Checks would be needed to determine surface water overland flows and topography. This may have a bearing on the suitability of SuDs.</u>
5. Protect, and where possible, improve surface, ground and drinking water quality?	<u>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site does not fall within a Source Protection Zone.</u>
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	<u>Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.</u>

Assessment outcome (on balance) - -	
<p>Summary of SA Objective 3</p> <p><u>There are water pressure problems associated with the supply of water in Bratton. For this site, a long offsite connection to mains water would be needed to provide capacity. In the absence of any details as to range of issues that would need to be addressed, it is considered that this could be problematic to address. There is capacity for foul water flows only and there are no public surface water systems. As such, various infrastructure upgrades would be required. The Wiltshire SFRA (2008) indicates Bratton as at risk from surface water flooding associated with high run off from hills. Checks would be needed to determine surface water overland flows and effects of topography. This may have a bearing on the suitability of SuDs. Further guidance can be found in Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</u></p> <p><u>On the balance of evidence available, infrastructure upgrades are likely to be required and given potential issues which could be problematic to address, the likely effects are considered to be moderate adverse against this objective.</u></p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p><u>The site is not located within an Air Quality Management Area (AQMA) and currently Bratton does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but minor effects are likely. There is an AQMA in Westbury, and there would need to be an assessment of impact from the development of this site on that AQMA should an application be submitted on this site.</u></p> <p><u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within a reasonable distance to the centre of the village which could be accessed on foot or cycle. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, site layout / separation and other conditions in site planning. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</u></p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and</p>	<p><u>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site does</u></p>

vibration through the layout, design and/or location of development?	<u>not fall within or in close proximity to any likely significant sources of environmental pollution (noise, odour and light).</u>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	<u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</u>
4. Seek to reduce development in or near to AQMAs ²⁵² ?	<u>The site does not fall within a designated AQMA, although there is an AQMA in Westbury. An assessment of impact on the Westbury AQMA would be required to support development in this location. If necessary measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy, such as landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing.</u>
5. Ensure that air quality impacts on local biodiversity sites are avoided?	<u>The HRA Screening confirmed that while development of the site may to lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	<u>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies, such as good access from the site to local services, facilities and public transport.</u>
7. Ensure that potential impacts from	<u>While development of the site may to lead to an increase in vehicular movements, these are unlikely to denigrate</u>

²⁵² Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

air quality on relevant SACs are avoided?	<u>local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</u>
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p><u>The site is located on the western edge of Bratton and is within a moderately accessible location to the limited services available in the village. There are likely to be negative impacts arising from development in this location (both short and long term) due to the likely increase in vehicular trips. An assessment of impact on the Westbury AQMA would be required to support development in this location and if necessary measures will need to be developed and implemented to mitigate vehicle emissions in line with local plan policies and the council’s Air Quality Strategy. Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</u></p> <p><u>Overall the likely effects would be minor adverse against this objective and mitigation is considered achievable.</u></p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	<u>Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in ‘Delivering strategic objective 2: to address climate change’ and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.</u>
2. Promote the development of renewable and low carbon sources of energy?	<u>Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.</u>
3. Promote energy efficiency in buildings and new development?	<u>Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.</u>
4. Minimise contributions to climate change through sustainable building	<u>Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction</u>

practices?	<u>Management Plans for the construction phase could also encourage sustainable building practices.</u>
Assessment outcome (on balance) -	
<p>Summary of SA Objective 5a</p> <p><u>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in ‘Delivering strategic objective 2: to address climate change’ and the related ‘Core Policy 41: Sustainable construction and low carbon energy’ of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Overall, the site would have a minor adverse effect on this objective.</u></p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p><u>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is at risk from surface water flooding with known problems associated with high run-off from hills. Any proposals for development of this site should be informed by a site specific Flood Risk Assessment (FRA) as the site is greater than 1ha in size. As part of any assessment and drainage strategy for development, groundwater levels should be monitored in accordance with the Council’s Groundwater Strategy. In addition, any drainage strategy for the development of the site should have regard to CIRIA guidance, Part E, Chapter 25.</u></p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p><u>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</u></p> <ul style="list-style-type: none"> <u>• hotter summers;</u> <u>• milder winters;</u> <u>• increased periods without rain;</u> <u>• increased intensity in rainfall; and</u> <u>• more extreme weather events.</u> <p><u>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</u></p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable</p>	<p><u>The site is located within Flood Zone 1. There may be potential to improve the water attenuation measures on the site and introduce addition SuDS. However, the Wiltshire SFRA (2008) indicates Bratton as at risk from high run off</u></p>

Drainage Systems?	<u>from hills, which would need to be addressed in support of any subsequent planning application.</u>
4. Minimise the risk of flooding to people and property (new and existing development)?	<u>The site is located within Flood Zone 1. Any development in this site would need to take account of the risk of increasing flood risk elsewhere and build in measure to mitigate this. Consideration would need to be given to the control/management of surface and groundwater. The risk of runoff from the hills should be assessed through a subsequent planning application.</u>
5. Protect and enhance the natural function of floodplains?	<u>In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.</u>
Assessment outcome (on balance) -	
Summary of SA Objective 5b	
<u>The site is located within Flood Zone 1 but is at risk from surface water flooding associated with high run-off from hills. Any development of the site would need to be informed by a Flood Risk Assessment. The FRA for the site would need to be informed by monitoring groundwater in accordance with the Council's Groundwater Strategy as well as CIRIA guidance, Part E, Chapter 25. Mitigation measures might reduce the developable area of the site. The effects are considered to be minor adverse against this objective.</u>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<u>The site does not directly adjoin the Bratton Conservation Area and it is unlikely that development on this site would result in harm to the setting of the Conservation Area. The site is situated approximately 400m from Bratton Camp Scheduled Monument, which is the site of the Westbury White Horse, which may also be a consideration. Adverse effects are unlikely but in the event they arise, it is likely that they can be mitigated.</u>
2. Ensure appropriate archaeological assessment prior to development?	<u>An assessment of the archaeological potential has been carried out and the sensitivity of this site is 'Medium'. The site has some prehistoric/medieval potential. An archaeological evaluation would be required as part of any future planning application. The historic landscape of the site has been assessed as 'low', and is characterised by modern field created on former downland, with prior character not legible in modernity.</u>
3. Promote sensitive re-use of historical buildings and buildings of	<u>The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.</u>

significant local interest, where appropriate?	
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<u>In accordance with national policy/local policy, the development of the site for housing could deliver housing that maintains and enhances the distinctiveness of the settlement through high quality design. The site is separated from the Conservation Area and there are unlikely to be any impacts on this designation.</u>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	<u>There are no 'at risk' heritage assets on site.</u>
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	<u>The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.</u>
Assessment outcome (on balance) -	
Summary of SA Objective 6	
<u>The site does not directly adjoin the Bratton Conservation Area and it is unlikely that development on this site would result in harm to the setting of the Conservation Area. The site is situated approximately 400m from Bratton Camp Scheduled Monument, which is the site of the Westbury White Horse. A Historic Impact Assessment would be required as part of any future planning application to determine the impacts of development on the heritage assets of the area so as to avoid harm to the significance of those assets. An archaeological assessment would be required to determine the archaeological potential of the site. Overall the likely effects are considered to be minor adverse against this objective.</u>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the	<u>The Landscape Character typology for this site is Greensand Terrace the condition of which is declining whilst its strength of character is moderate. The County Landscape Character Assessment defines the strategy for this type of landscape as one of conservation and improvement of lost and/or declining features. The site contains numerous</u>

<p>countryside?</p>	<p><u>trees and hedgerows on its boundaries.</u></p> <p><u>Any subsequent planning application process would need to make provision for the continued conservation of the character and appearance of the area. The site is located within a Special Landscape Area (saved policy C3). The development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside, such as though the retention of existing trees and hedgerows as well as the provision of landscape buffers, Green Infrastructure, and sensitive design.</u></p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p><u>The development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.</u></p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p><u>In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspace and the wider countryside for recreation.</u></p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs²⁵³?</p>	<p><u>The development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. The site lies outside of the AONB, but within a Special Landscape Area (SLA). Development would need to respond to the landscape sensitivities in this area.</u></p>
<p>5. Protect rights of way, open space</p>	<p><u>There are no public rights of way that cross or adjoin the site. There may be some views to the site from the</u></p>

²⁵³ Cotswold AONB, Cranborne Chase and West Wiltshire Downs AONB, North Wessex Downs AONB

and common land?	<u>Westbury White Horse and PRoWs in the area, which would need to be considered at the design stage of any future development.</u>
6. Protect the Western Wiltshire Green Belt from inappropriate development?	<u>The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.</u>
Assessment outcome (on balance) -	
Summary of SA Objective 7	
<u>The site is formed of a roughly rectangular area of greenfield land on the west edge of Bratton, on land to the south of Westbury Road. There are views into the site from a number of locations including from the Westbury White Horse Scheduled Monument and residential properties. Through appropriate siting, design and appearance, together with appropriate mitigation such as a Green Infrastructure buffer to the hedgerows and trees, as well as their retention, the effects of development on the wider landscape could be mitigated. Overall the likely effects would be minor adverse against this objective and mitigation is considered achievable.</u>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	<u>The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.</u>
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	<u>Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver some affordable units alongside open market units.</u>
3. Ensure adequate provision of land to meet housing needs?	<u>In accordance with national policy/local plan policy, the allocation of the site would boost housing supply to meet local and HMA targeted needs.</u>
4. Have regard to the settlement hierarchy?	<u>The allocation and development of the site would respond to the Core Strategy settlement hierarchy, by delivering a small number of housing units at a Large Village.</u>
5. Ensure an adequate provision of housing in the towns to accommodate	<u>In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.</u>

employment expansion?	
6. Consider the emerging Neighbourhood Plans?	<u>Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Bratton.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	<u>In accordance with national policy/local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities that is not being met by neighbourhood planning initiatives.</u>
Assessment outcome (on balance) + +	
Summary of SA Objective 8	
<u>The whole SHLAA site provides capacity for approximately 22 residential units (though this may be reduced through the mitigation set out in this assessment) which would contribute towards Wiltshire’s housing supply. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a level of affordable units alongside open market units. Overall it is considered that allocation of this site would meet the aim of SA Objective 8 and have a moderate positive effect on this objective.</u>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	<u>In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.</u>
2. Promote design of buildings and spaces to reduce obesity?	<u>In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/ facilities/ employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.</u>
3. Promote the design of buildings and spaces to meet the changing needs of the population?	<u>In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and</u>

	<u>young people.</u>
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<u>The site is well located for access to the Bratton Surgery, being located approximately 600m distance. There are some capacity issues with this surgery which would require mitigation to support additional patient demand arising from any new development.</u>
5. Maximise opportunities within the most deprived areas?	<u>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Bratton area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. Development of this site is likely to contribute to the low levels of deprivation experienced in this area.</u>
6. Reduce rural isolation, including access to services for those without a car in rural areas?	<u>The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by a bus route providing connectivity to Devizes, Westbury, Trowbridge and the wider the public transport network. This provides regular services, although these services are all north/east bound towards Devizes. Given the limited services within Bratton it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</u>
7. Support the development of community campuses?	<u>The development of community campuses is directed to the higher order settlements and therefore is not relevant to this site.</u>
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<u>The primary school has a large number of surplus places and would benefit from housing within the catchment area. The school's catchment area also includes Edington and Tinhead. With regard to secondary, Matravers (secondary and sixth form in Westbury) currently has some surplus places but these are expected to reduce over the next 10 years. The school could be expanded if necessary.</u>
Assessment outcome (on balance) -	

Summary of SA Objective 9	
<u>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The development of the site would provide housing in a location with a reasonable level of access to the local services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as employment, supermarkets, hospitals or colleges and this would lead to a reliance of the private vehicle. Mitigation would be required to enable the local GP surgery to accommodate additional patient demand. Overall the likely effects are considered to be minor adverse against this objective.</u>	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	<u>There is no footway at this part of B3093, Bratton, but there is scope to create one on the site frontage notwithstanding lack of connection in the immediate vicinity. There is scope to extend footpath provision to adjacent to the site. To facilitate good walking/ cycling connections the road will need to be crossed safely to access the village as there is currently no crossing. Opportunities for increasing walking accessibility to facilities are therefore limited. The B3098 may not be suitable for cyclists for any considerable distance.</u>
2. Ensure new development incorporates facilities and infrastructure for cyclists?	<u>In accordance with local plan/Transport Plan policies, the site would have the potential to create links to existing cycling infrastructure. Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.</u>
3. Improve the jobs/homes balance, to reduce out-commuting?	<u>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.'</u>
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	<u>The site is well located in terms of access to the primary school and small shop/post office but walking from the site to access these facilities is for some of the journey by foot, unsafe although there is scope for some limited improvement. The village is served by the 87 Devizes – Westbury – Trowbridge bus route. There is a bus stop within approx. 130m. This provides regular services, although these services are all north/east bound towards Devizes. The nearest train station (Westbury) is beyond walking/cycling distance. Given the limited services available in Bratton it is likely that residents would need to rely upon the private car.</u>
Assessment outcome (on balance) - -	
Summary of SA Objective 10	
<u>The site is in a reasonably accessible distance from the limited services available in Bratton, but overall residents are likely to rely upon use of the private car to reach larger services and facilities. Future residents would be able to travel by public transport to larger locations such as Westbury and Trowbridge.</u>	

<p><u>However, whilst there is scope to create a footway on the site frontage and scope to extend footpath provision adjacent to the site, to facilitate good walking/ cycling connections the road will also need to be crossed safely to access the village as there is currently no crossing. Overall it is considered that the likely effects would be moderate adverse against this objective.</u></p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?</p>	<p><u>Not relevant to this location.</u></p>
<p>2. Support the rural economy?</p>	<p><u>The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of rural services and facilities.</u></p>
<p>Assessment outcome (on balance) +</p>	
<p>Summary of SA Objective 11</p> <p><u>Development will increase the local population resulting in a small contribution towards the local rural economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is only for housing, this in itself will generate direct and indirect construction employment in the short-term (and potential use of local services), and will help stimulate the local economy once built by providing an increase in workforce in the medium-long term for local employers. Overall it is considered that it is likely that there would be no adverse effect and whilst there are no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely to positively affect the local economy and meet the aim of SA Objective 11.</u></p>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Protect and enhance the vitality and viability of existing employment areas?</p>	<p><u>The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However, in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas at Bratton.</u></p>
<p>2. Provide a focus for development in</p>	<p><u>The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site</u></p>

Salisbury and Trowbridge?	<u>for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.</u>
Assessment outcome (on balance) +	
Summary of SA Objective 12	
<u>The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that the allocation of this site would positively meet the aim of SA Objective 12.</u>	

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