



Wiltshire Housing Site Allocations Plan

Submission draft plan

Community Area Topic Paper – Malmesbury

May 2018

Wiltshire Council

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■	Main sections	
1	Introduction	3
2	Malmesbury Community area	6
3	Settlement boundary review	10
4	Overview of the site selection process	11
5	Outcome of the site selection process for Malmesbury	13
6	Outcome of the Malmesbury Community Area Remainder site selection process	14
7	Conclusions	21
■	Appendices	
A	Proposals for revised settlement boundaries	22
B	SHLAA sites considered during the site selection process	37
C	Exclusionary criteria considered at Stage 2a of the site selection process	43
D	Assessment criteria and output from Stage 2a of the site selection process	49
E	Assessment criteria and output from Stage 2b of the site selection process	62
F	Assessment criteria and output from Stage 3 of the site selection process	74
G	Assessment criteria and output from Stage 4a of the site selection process	83

1. Introduction

Introduction

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

Settlement boundary review

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

Housing site allocations

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

Topic paper structure

- 1.5 *Table 1.1* shows the layout of the Malmesbury Community Area Topic Paper (CATP). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process. **Any text appearing as bold, italics and underlined, or ~~struck-through~~ indicates a change made after the Council's pre-submission consultation on the draft Plan, either as a result of representations made through the consultation or a factual update.**
- 1.6 The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.
- Topic Paper 1: Settlement Boundary Review Methodology
 - Topic Paper 2: Site Selection Process Methodology

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

Table 1.1 Layout of the Malmesbury Community Area Topic Paper

#	Section	Appendices
2	Community area	Planning policy context for the Malmesbury Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.
3	Settlement boundary review	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.
4	Overview of the site selection process	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .
5	Outcome of the site selection process for Malmesbury	Summary of the site selection process for Malmesbury (Stage 1). It outlines the methodology and identifies whether housing site allocations at Malmesbury should be included in the Plan. This section summarises the outcome of the site selection process.
6	Outcome of the Malmesbury Community Area Remainder site selection process	Summary of the Malmesbury Community Area Remainder site selection process (Stage 1 to 4a). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan. This section summarises the outcome of the site selection process and provides justification for the Plan's proposed allocations.

Appendix A contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.

Appendix B contains maps of each settlement showing SHLAA sites considered during the site selection process. They show whether sites have been identified for allocation or at which stage they have been removed from the site selection process.

Appendix C contains maps of each settlement showing the exclusionary assessment criteria considered at Stage 2a of the site selection process.

Appendix D contains the assessment criteria and output from Stage 2a of the site selection process.

Appendix E contains the assessment criteria and output from Stage 2b of the site selection process.

			<p>Appendix F contains the assessment criteria and output summary from Stage 3 of the site selection process.</p> <p>Appendix G contains the assessment criteria and output from Stage 4a of the site selection process.</p>
7	Conclusions	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	

2. Malmesbury Community area

Context

2.1 The WCS provides the context for the Plan in relation to the Malmesbury Community Area. Core Policies 1 (Settlement Strategy) and 13 (Malmesbury Area Strategy) set out:

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

2.2 Core Policy 13 sets out that approximately 1,395 new homes will be provided of which about 885 should occur at the Market Town of Malmesbury. Approximately 510 homes will be provided in the rest of the community area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Malmesbury Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

Settlement strategy

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

Table 2.1 Settlement Strategy in the Malmesbury Community Area

Market Town	Malmesbury
Large Villages	Ashton Keynes, Crudwell, Great Somerford, Oaksey and Sherston
Small Villages	Brinkworth, Charlton, Corston, Dauntsey, Lea, Luckington, Milbourne, Minety and Upper Minety

Issues and considerations

2.4 Core Policy 13 and the supporting text (paragraph 5.73) of the WCS identify specific issues to be addressed in planning for the Malmesbury Community Area, including:

- providing appropriate levels of housing in the town. Malmesbury has a high quality historic environment with few opportunities to bring forward new affordable homes on previously developed land. It is possible that a greenfield site may need to be identified to provide for housing need in the community area and enable the local economic base to diversify. Such opportunities should be identified through a community-led neighbourhood plan or in accordance with Core Policy 2
- future development will be carefully managed to ensure the high quality built environment, including the important historic assets, such as Malmesbury Abbey and Conservation Area, are protected. Future development should be of high quality design and well integrated with the existing built form and landscape setting of the town, including using local materials where appropriate

- all development within the Community Area must conserve the designated landscape of the Cotswold Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics
- The Cotswold Water Park is a changing landscape and expanding recreational resource for the county and its visitors. Development in the Cotswold Water Park should contribute towards the objectives of the Vision and Implementation Plan⁽²⁾ for the area

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

- extension of existing primary schools to provide additional places
- expansion of existing secondary school to provide additional places
- provision of additional nursery school places
- development of a community campus, involving the co-location of local facilities run by the community
- support development of local primary care health facilities

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

Housing requirements

2.7 **At the time the Plan was released for pre-submission consultation the Council was undertaking its annual surveying exercise for the 2016/2017 monitoring year. In order to present the most up-to-date housing land supply position at the time, the Council estimated the 2017 housing land supply position (base dated April 2017) in order to inform the Plan. This was based on data known at the time of publication, namely the update to the 2016 Housing Land Supply Statement (published March 2017).**

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

2 Cotswold Water Park Vision and Implementation Plan, available at: <http://www.waterpark.org/resources-documents/>

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

Table 2.2 Estimate housing requirements for Malmesbury Community Area.⁽⁴⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Malmesbury	885	560	455	0
Malmesbury CA Remainder	510	336	104	70
Malmesbury CA	1,395	896	559	<u>70</u>

2.9 *Since the pre-submission consultation, the Council has published the 2017 Housing Land Supply Statement (published March 2018) (hereafter “2017 HLSS”). This provides a confirmed 2017 housing land supply position (base dated April 2017) and this represents the current housing land supply position.*

2.10 *The commitments used to calculate the housing land supply position set out in the 2017 HLSS include the housing delivery expected from the housing site allocations proposed within the pre-submission Plan. However, to demonstrate the current housing land supply position in the Community Area prior to applying any proposed allocations, the expected delivery from the proposed allocations has been removed from the developable commitments and indicative residual requirement figures.*

2.11 *The housing requirements shown in the 2017 HLSS (excluding any proposed allocations) for the Chippenham Community Area are set out in Table 2.3 below*

Table 2.3 Housing requirements for Chippenham Community Area.⁽⁵⁾

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
<i><u>Malmesbury</u></i>	<i><u>885</u></i>	<i><u>657</u></i>	<i><u>385</u></i>	<i><u>0</u></i>
<i><u>Malmesbury CA Remainder</u></i>	<i><u>510</u></i>	<i><u>340</u></i>	<i><u>171</u></i>	<i><u>0</u></i>
<i><u>Malmesbury CA</u></i>	<i><u>1,395</u></i>	<i><u>997</u></i>	<i><u>556</u></i>	<i><u>0</u></i>

Neighbourhood planning

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

2.13 Malmesbury Community Area has one made neighbourhood plan and four in preparation. *Table 2.34* below shows the stage of the neighbourhood planning process reached by these plans. If a neighbourhood plan is sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this includes

4 Wiltshire Council (June 2017). Topic Paper 3 Housing Land Supply - Table 4.1.

5 Wiltshire Council (May 2018) Topic Paper 3: Housing Land Supply - Addendum

information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website⁽⁶⁾.

Table 2.4 Status of neighbourhood plans in Malmesbury Community Area at April 2017 (Updated April 2018)

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Malmesbury	Made Plan (Feb 2015)	Allocations for provision of approx. 270 dwellings.	No
Ashton Keynes	Made Plan (May 2017)	The NP allocates land for 11 new dwellings.	No
<u>Crudwell</u>	<u>Area Designation (March 2015)</u>	<u>Not known at this stage</u>	<u>Not known at this stage</u>
Great Somerford	Examination (Mar 2017) <u>Made Plan (Nov 2017)</u>	The draft NP allocates land for 35 new dwellings.	Yes
Oaksey	Area Designation (Apr 2016) <u>Regulation 14 consultation (March 2018)</u>	Unknown at this stage <u>The draft NP allocates land for redevelopment scheme of approx. 12 dwellings</u>	Unknown at this stage <u>Yes</u>
Sherston	Area Designation (Feb 2012) <u>Regulation 14 consultation (Feb 2018)</u>	Unknown at this stage <u>The draft NP allocates land for approx. 50 dwellings</u>	Unknown at this stage <u>Yes</u>

6 Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017-**May 2018**.

3. Settlement boundary review

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

- Malmesbury
- Ashton Keynes
- Crudwell
- Oaksey, and
- Sherston

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology Paper*⁽⁷⁾.

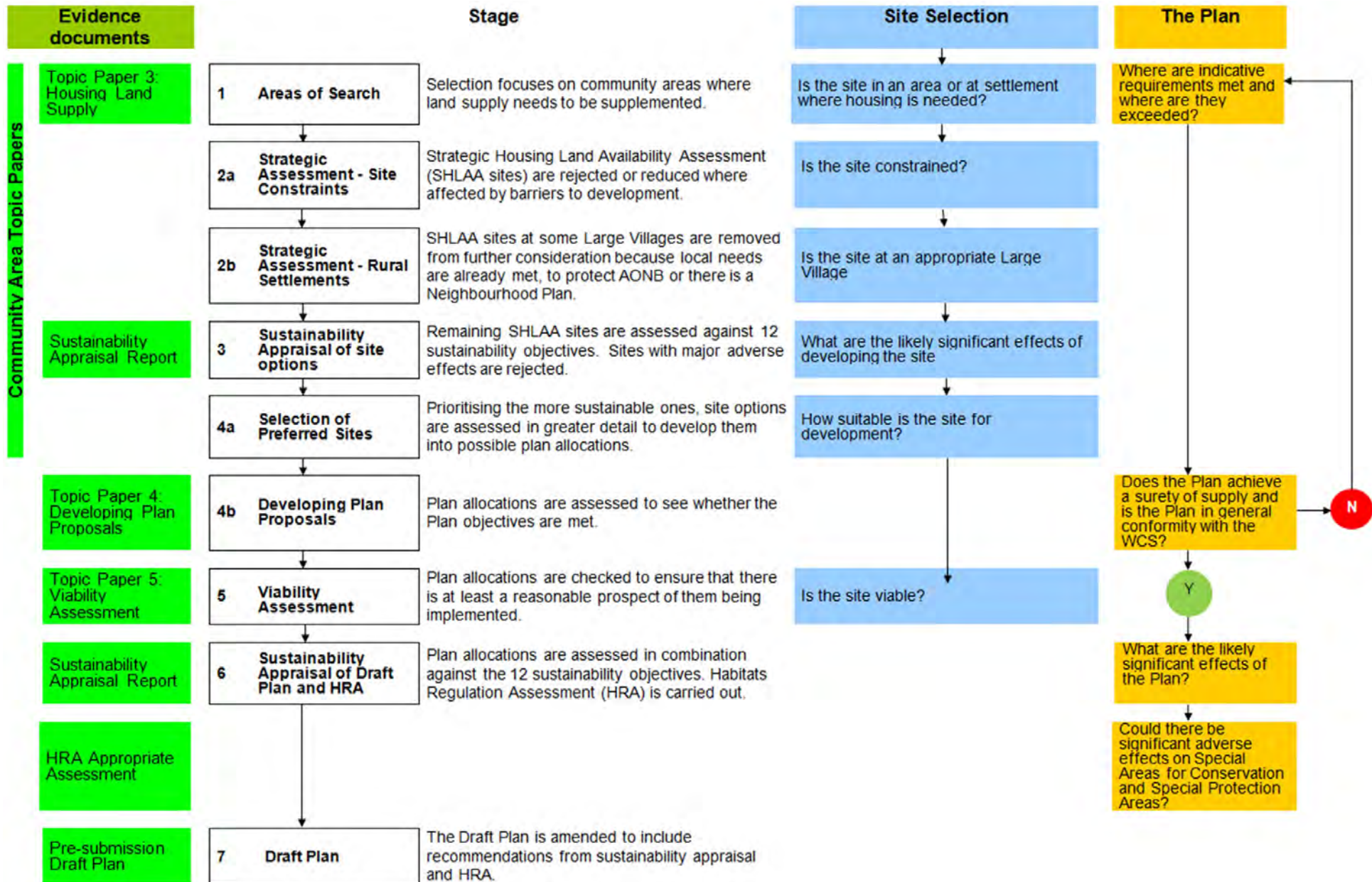
3.3 ~~Great Somerford is considered to have had its settlement boundary reviewed through a sufficiently advanced neighbourhood planning process.~~ **The Great Somerford Neighbourhood Plan has reviewed the settlement boundary for Great Somerford.** Therefore, the settlement boundary review excludes this settlement from further consideration.

7 Wiltshire Council (June 2017 **May 2018**). *Topic Paper 1: Settlement Boundary Review Methodology*.

4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in [Topic Paper 2: Site Selection Process Methodology](#)⁽⁸⁾. **Since the publication of the pre-submission draft Plan, further assessment has been undertaken to include sites that were promoted to the Council through the pre-submission consultation and were in areas of search, or to re-assess sites where new evidence was submitted through the consultation.***

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



5. Outcome of the site selection process for Malmesbury

Overview

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

Stage 1: Identifying broad 'areas of search'

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

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

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

Overview

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

Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative housing requirements and indicative residual requirement outstanding for Malmesbury community area remainder. Generally, it is the areas with an outstanding requirement to be met that form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4** *Table 2.2* demonstrates an indicative residual requirement of 70⁽¹¹⁾ dwellings for the Malmesbury Community Area Remainder to be delivered during the Plan period.
- 6.5** Therefore, the Plan will need to consider the need to allocate additional land to help meet the indicative residual requirement. The site selection process for the Malmesbury Community Area Remainder progresses to Stage 2a.

Stage 2a: Strategic assessment of exclusionary criteria

- 6.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in the Malmesbury Community Area Remainder. Strategic Housing Land Availability Assessment (SHLAA) sites⁽¹²⁾ at the Large Villages are assessed against a range of exclusionary criteria. They are removed or reduced in capacity where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 6.7** Only SHLAA sites in the immediate surrounds of settlements are considered through the Stage 2a strategic assessment. Sites within the open countryside or at Small Villages (i.e. not located at Large Villages, Local Service Centres, Market Towns or Principal Settlements) are not considered as potential housing allocation sites and, therefore, removed from further consideration⁽¹³⁾.
- 6.8** *Table 6.1* below lists SHLAA sites removed prior to the Stage 2a assessment on this basis.

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

11 Figure as per the 2016 HLSS update, which is used to inform the Plan

12 **Where reference is made in this topic paper to SHLAA sites, this includes Strategic Housing and Economic Land Availability Assessment (SHELAA) sites, and any new sites promoted to the Council through consultation on the Plan**

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

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

Area of search	SHLAA sites in the open countryside or at a Small Village
Malmesbury CA Remainder	38, 63, 64, 141, 146, 166, 483, 484, 605, 651, 655, 716, 1115, 1118, 2006, 2009, 2029, 2035, 3011, 3012, 3015, 3016, 3020, 3021, 3022, 3140, 3158, 3166, 3178, 3190, 3220, 3392, 3419, 3428, 3434, 3482

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

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

Table 6.2 SHLAA sites considered at Stage 2a in the Malmesbury Community Area Remainder

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Ashton Keynes	151, 614a, 614b, 722, 1105, 3119, 3511	702
Crudwell	None	3233, OM014
Great Somerford	511, 1117, 2053	794, 795, 3017
Oaksey	684, 3346, 3347, 3348, 3349, 3350	3128
Sherston	92, 93, 94, 96, 107, 509, 653a, 3206	653b, 3425, 3178

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

- Ashton Keynes
- Crudwell
- Great Somerford
- Oaksey, and
- Sherston

Stage 2b: Identifying requirement for growth in Large Villages

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

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

Table 6.3 Summary of the Stage 2b Assessment of Large Villages in the Malmesbury Community Area Remainder (updated May 2018)

Large Village	Justification for not taking forward to the next stage
Ashton Keynes	<ul style="list-style-type: none"> Made neighbourhood planning process that allocates housing Neighbourhood Plan Made (May 2017)
Great Somerford	<ul style="list-style-type: none"> Sufficiently advanced neighbourhood planning process that allocates housing Neighbourhood Plan Made (November 2017)
Sherston	<ul style="list-style-type: none"> Only Large Village in Malmesbury CAR constrained by the AONB Primary school full and not capable of expansion

6.14 Therefore, only sites in the Large Villages of Crudwell and Oaksey, which have not been removed due to the application of exclusionary criteria at Stage 2a, have been taken forward to the next stage of the site selection process (Stage 3).

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

Stage 3: Sustainability Appraisal of remaining SHLAA sites

6.16 After this high level assessment, remaining potential sites have been assessed using Sustainability Appraisal (SA). The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site has been assessed against each of the objectives using a consistent set of decision-aiding questions. Each option was then scored under each objective based on a generic assessment scale from major positive to a major adverse effect⁽¹⁴⁾.

6.17 Appendix F contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for the Malmesbury Community Area Remainder. Detailed assessments of individual sites are included within the Sustainability Appraisal Report⁽¹⁵⁾.

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

14 **Atkins and** Wiltshire Council (June 2017- May 2018). **Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report**
 15 **Atkins and** Wiltshire Council (June 2017- May 2018). **Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report**

Table 6.4 SHLAA sites considered at Stage 3 in the Malmesbury Community Area Remainder

SHLAA ref	Site name	Outcome after Stage 3
Crudwell		
Site 3223	Ridgeway Farm	More Sustainable
<u>Site OM014</u>	<u>Land at Tuners Lane</u>	<u>More Sustainable</u>
Oaksey		
Site 3128	Land off Wick Road	More Sustainable

Sites rejected after Stage 3

6.19 There were no sites rejected after Stage 3.

Sites taken forward

6.20 Table 6.5 below shows sites taken forward to the next stage of the site selection process.

Table 6.5 SHLAA sites taken forward after Stage 3 in the Malmesbury Community Area Remainder

SHLAA ref	Site name
Crudwell	
Site 3223	Ridgeway Farm
<u>Site OM014</u>	<u>Land at Tuners Lane</u>
Oaksey	
Site 3128	Wick Road

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

Stage 4a: Selection of preferred sites

6.22 The purpose of this stage, which involves five steps, is to select those SHLAA sites that can be site allocations. The 'more sustainable' sites (site options), resulting from the assessment in Stage 3, are individually assessed in more detail for suitability and fit with area strategy (steps 1-4). The conclusion selects preferred sites (step 5)⁽¹⁶⁾.

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

6.24 Table 6.6 below shows the site options considered at Stage 4a.

Table 6.6 Site options considered at Stage 4a in the Malmesbury Community Area Remainder

SHLAA ref	Site name	SHLAA capacity
Crudwell		
Site 3233	Ridgeway Farm	70
<u>Site OM014</u>	<u>Land at Tuners Lane</u>	<u>40</u>
Oaksey		
Site 3128	Wick Road	11
TOTALS		81 <u>121</u>

Sites removed after Stage 4a

6.25 Table 6.7 below shows the site options removed after Stage 4a.

Table 6.7 Sites options removed after Stage 4a in the Malmesbury Community Area Remainder

SHLAA ref	Site name	Reasons why site removed after Stage 4a
<u>Crudwell</u>		
<u>Site OM014</u>	<u>Land at Tuners Lane</u>	<ul style="list-style-type: none"> <u>It is considered that the site appears reasonably well-located to village services however there is uncertainty that the carriageway is suitable for increased numbers of vehicles and that comprehensive and attractive routes for pedestrians and cyclists are deliverable. There are also potential issues with respect to heritage and proximity to the conservation area.</u>
Oaksey		
Site 3128	Wick Road	<ul style="list-style-type: none"> It is considered that the overall site capacity would need to be substantially reduced in order to preserve the significance of the character of the conservation area and listed buildings and their setting. Development of the site to any extent would be contingent upon securing third party land for access/egress. Nonetheless, the creation of a safe and effective means of access/egress would likely be problematic.

Preferred sites

6.26 Table 6.8 below shows the preferred sites identified for allocation and the revised capacity following the consideration of necessary mitigation measures and the need to reduce the net developable area.

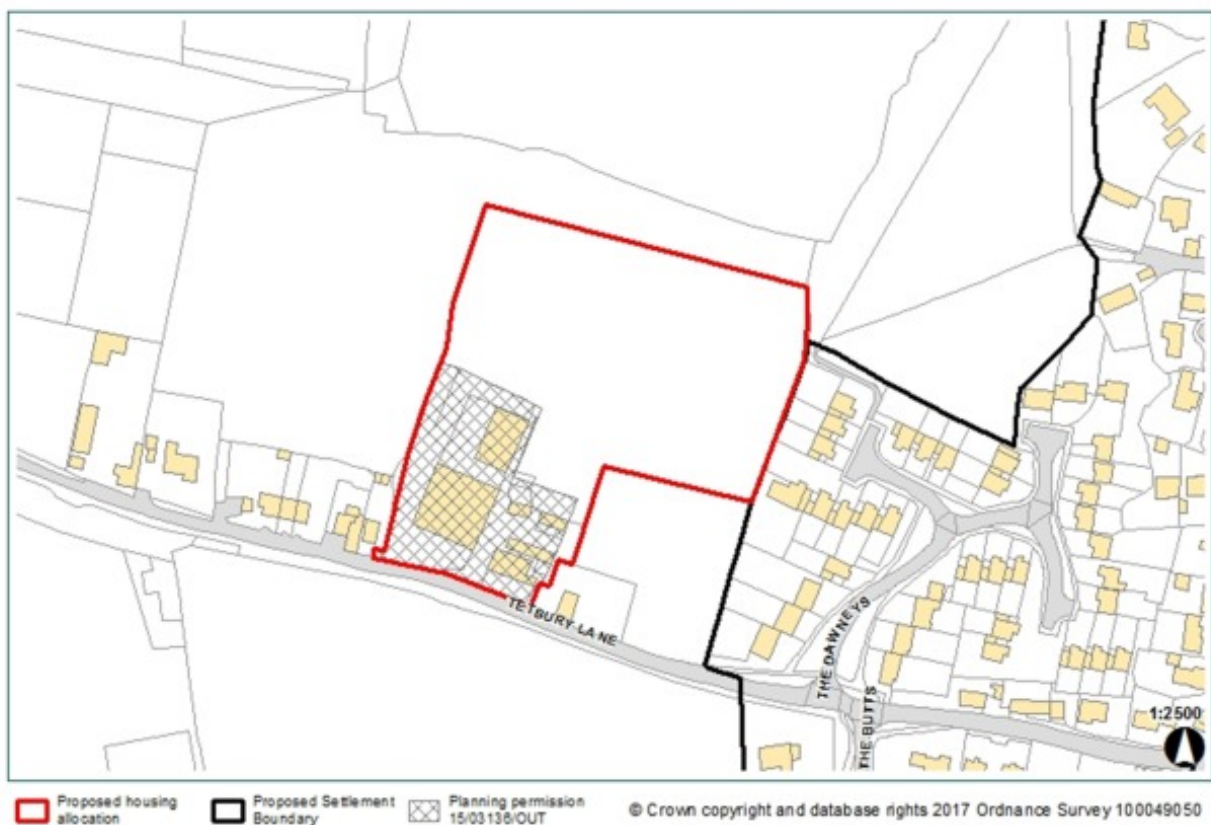
Table 6.8 Preferred sites identified for allocation in the Malmesbury Community Area Remainder.

SHLAA ref	Site name	Capacity after mitigation
Crudwell		
Site 3233	Ridgeway Farm	40
TOTAL:		40

6.27 Therefore, one available, achievable and deliverable site is identified for allocation in Crudwell. The following paragraph sets out the justification for its allocation.

Site 3233 – Ridgeway Farm, Crudwell

Figure 6.1 Site 3233 - Ridgeway Farm, Crudwell



6.28 The site would deliver a significant, but nonetheless acceptable level of growth when considered within the context of the indicative housing requirements for the Community Area remainder. A development of approximately 40 dwellings (in addition to the 10 already permitted) would deliver significant benefits to the village and local area, including: affordable housing; and ability to secure additional capacity at the local primary school. All potential adverse effects are considered capable of successful mitigation.

6.29 **Appendix B** highlights the SHLAA site removed after Stage 4a of the site selection process and the preferred site identified for allocation.

7. Conclusions

Malmesbury

7.1 The indicative residual requirement at Malmesbury to be delivered during the Plan period has been met in part due to the allocation of housing through the made Malmesbury Neighbourhood Plan. Therefore, the Plan will not need to allocate additional land to help meet an indicative residual requirement. It is proposed that housing sites will not be identified for allocation at Malmesbury and the site selection process ends after Stage 1.

Malmesbury Community Area Remainder

7.2 There is an indicative residual housing requirement of 70 dwellings in the Malmesbury Community Area Remainder. *Table 7.1* below shows the preferred site that has been identified for allocation, which will take a significant contribution towards the residual requirement.

Table 7.1 Preferred site identified for allocation in the Malmesbury Community Area Remainder.

SHLAA ref	Site name	Capacity
Crudwell		
Site 3233	Ridgeway Farm	40
TOTAL:		40

Settlement Boundary Review

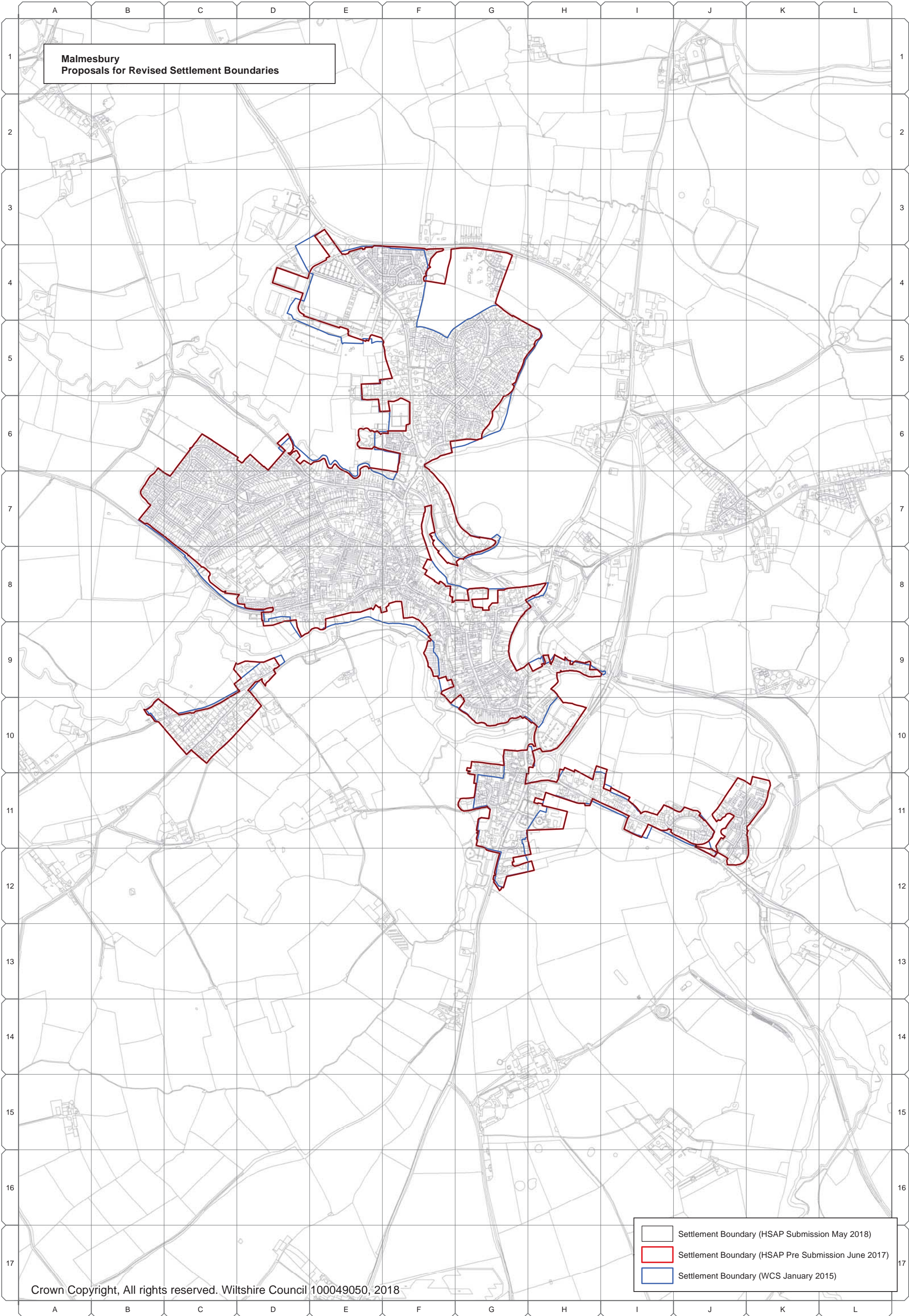
7.3 The Plan has reviewed the settlement boundaries of the following settlements in the Malmesbury Community Area:

- Malmesbury
- Ashton Keynes
- Crudwell
- Oaksey, and
- Sherston

7.4 ~~Great Somerford is considered to have had its settlement boundary reviewed through a sufficiently advanced neighbourhood planning process. ***The Great Somerford Neighbourhood Plan has reviewed the settlement boundary for Great Somerford.***~~ Therefore, the settlement boundary review excludes this settlement from further consideration.

Appendix A: Proposals for revised settlement boundaries

**Malmesbury
Proposals for Revised Settlement Boundaries**



- Settlement Boundary (HSAP Submission May 2018)
- Settlement Boundary (HSAP Pre Submission June 2017)
- Settlement Boundary (WCS January 2015)

Malmesbury

A.1 The preceding map of Malmesbury illustrates both the existing settlement boundary (***"WCS January 2015"***), and the proposed revised ***pre-submission*** settlement boundary (***"HSAP Pre-Submission June 2017"***) and ***proposed changes following consultation ("HSAP Submission May 2018")***. Table A.1 below explains why each of the proposed amendments ***in the pre-submission settlement boundary*** were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁷⁾. The grid reference numbers are those used on the map overleaf.

Table A.1 Proposed Amendments to Malmesbury Settlement Boundary

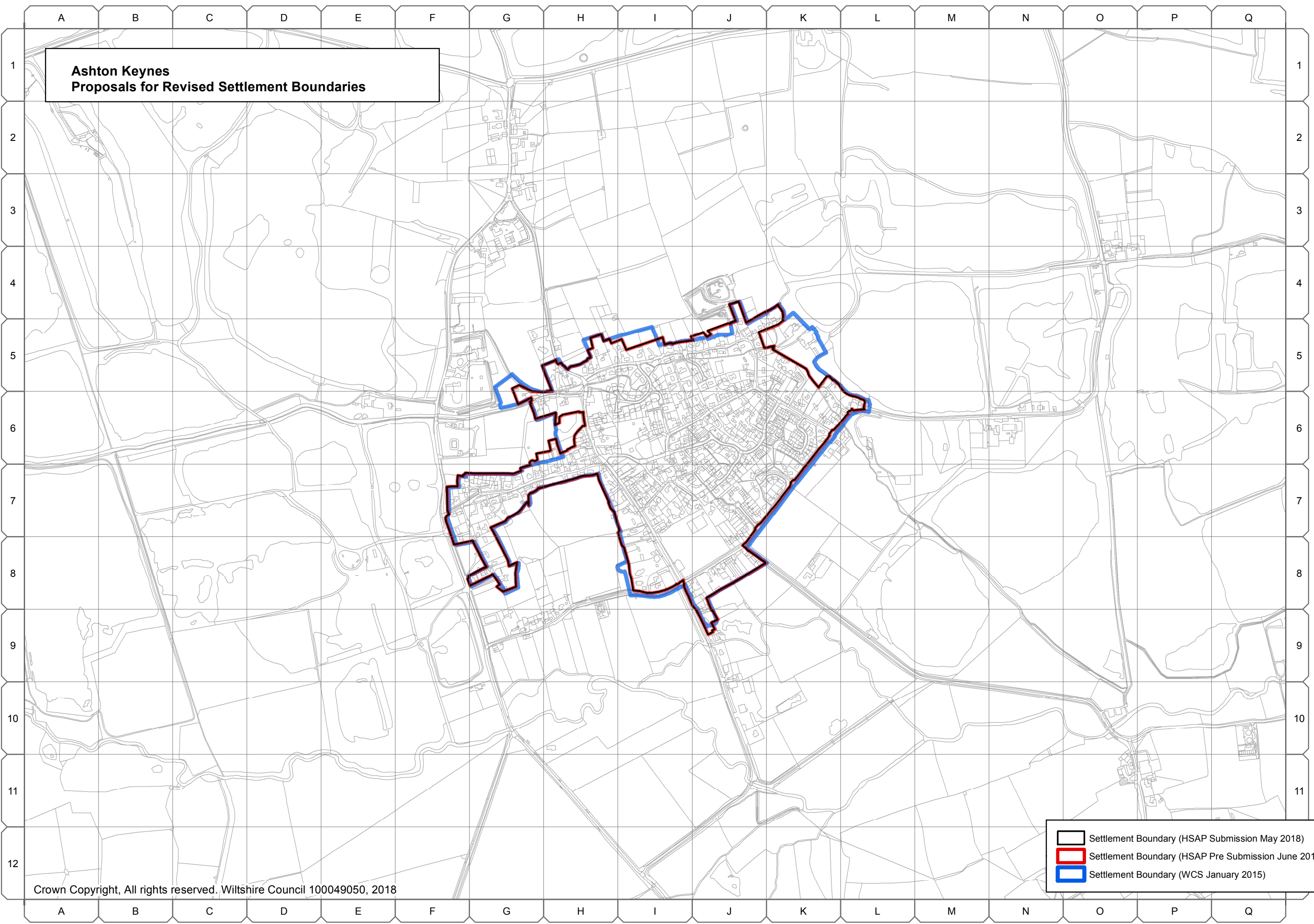
Map Grid Reference ⁽¹⁸⁾	Proposed Amendment
C10	Amend boundary to follow but not include clearly defined physical features - the road.
C9, D9	Amend boundary to include built residential development physically related to the settlement and to exclude curtilage of property that relates more closely to open countryside.
H11	Amend boundary to include built development physically related to the settlement.
H11, I11	Amend boundary to follow but not include clearly defined physical features - the road, to include curtilages of properties that relate more closely to the built settlement and to exclude curtilage that relates more closely to the countryside.
J12, J11, K12, K11	Amend boundary to include area of built residential development physically related to the settlement.
I11, I10	Amend boundary to include curtilages of properties that physically relate to the built form of the settlement and to exclude area that relates more closely to the countryside.
H10	Amend boundary to include built employment development physically related to the settlement.
G10	Amend boundary to include built residential development physically relating to the built form of the settlement.
G11, G12	Amend boundary to include built residential development physically relating to the built form of the settlement.
H9	Amend boundary to include built residential development physically related to the settlement and to exclude recreational / amenity space at the edge of the settlement.
H8	Amend boundary to follow but not include clearly defined physical features - the road.
G8	Amend boundary to exclude curtilages of properties with the capacity to substantially extend the built form of the settlement.

17 Wiltshire Council (June 2017 ***May 2018***). *Topic Paper 1: Settlement Boundary Review Methodology Paper*.

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

F8	Amend boundary to exclude area of land physically related to the countryside.
F8 (N), F7	Amend boundary to include area more closely related to the built form of the settlement.
G7	Amend boundary to follow but not include clearly defined physical features - the road.
G6	Amend boundary to exclude area of land more closely related to the countryside.
F4	Amend boundary to include area of built residential development physically related to the built form of the settlement.
E3, E4	Amend boundary to exclude area of land more closely related to the countryside.
E5, D4	Amend boundary to exclude area more closely related to the countryside.
D4	Amend boundary to include built employment development physically related to the settlement.
E6	Amend boundary to include built community facility development physically related to the built form of the settlement.
D6, E6, F7	Amend boundary to follow curtilages of properties on the settlement side of the river and to include built development physically related to the settlement.
B7, C8, D8	Amend boundary to follow but not include clearly defined physical features - the road.
E8, F8	Amend boundary to exclude curtilages of properties that more closely relate to the countryside than to the built form of the settlement.
F9, G10	Amend boundary to exclude area of land more closely related to the countryside and to include curtilages of properties closely related to the built form of the settlement.
F6	Amend boundary to exclude recreational / amenity space at the edge of the settlement.
G4, F4, H5	Amend boundary to include built and commenced residential development physically related to the settlement.

**Ashton Keynes
Proposals for Revised Settlement Boundaries**



- Settlement Boundary (HSAP Submission May 2018)
- Settlement Boundary (HSAP Pre Submission June 2017)
- Settlement Boundary (WCS January 2015)

Ashton Keynes

A.2 The preceding map of Ashton Keynes illustrates both the existing settlement boundary (***"WCS January 2015"***), and the proposed revised ***pre-submission*** settlement boundary (***"HSAP Pre-Submission June 2017"***) and ***proposed changes following consultation*** (***"HSAP Submission May 2018"***). Table A.2 below explains why each of the proposed amendments ***in the pre-submission settlement boundary*** were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽¹⁹⁾. The grid reference numbers are those used on the map overleaf.

Table A.2 Proposed Amendments to Ashton Keynes Settlement Boundary

Map Grid Reference⁽²⁰⁾	Proposed Amendment
K5	Amend boundary to remove employment development and isolated development at the edge of the large village.
L6 (N)	Amendment to follow clearly defined physical features – property boundaries.
L6, K6, K7, J7, K8	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J9	Amendment to follow clearly defined physical features – property boundaries.
I8	Remove curtilage of property with the capacity to extend the built form of the settlement and that relates more closely to the countryside.
G8	Slight amendment to boundary line to follow the curtilage of properties, correcting inaccuracies in previous line.
G6, H6 (SW)	Extension of boundary to take into account built community facilities that are physically related to the settlement.
H6	Remove curtilage of property with the capacity to extend the built form of the settlement and that relates more closely to the countryside.
G5, G6	Remove curtilage of property with the capacity to extend the built form of the settlement and that relates more closely to the countryside.
H5	Amend boundary to exclude land that relates more closely to the countryside.
I5	Amend boundary to exclude curtilages of properties with the capacity to extend the built form of the settlement and to include a building that relates more closely to the built area.
J5	Amend boundary to include curtilages of properties that are physically related to the built form of the settlement and have limited capacity to extend the built form of the settlement.

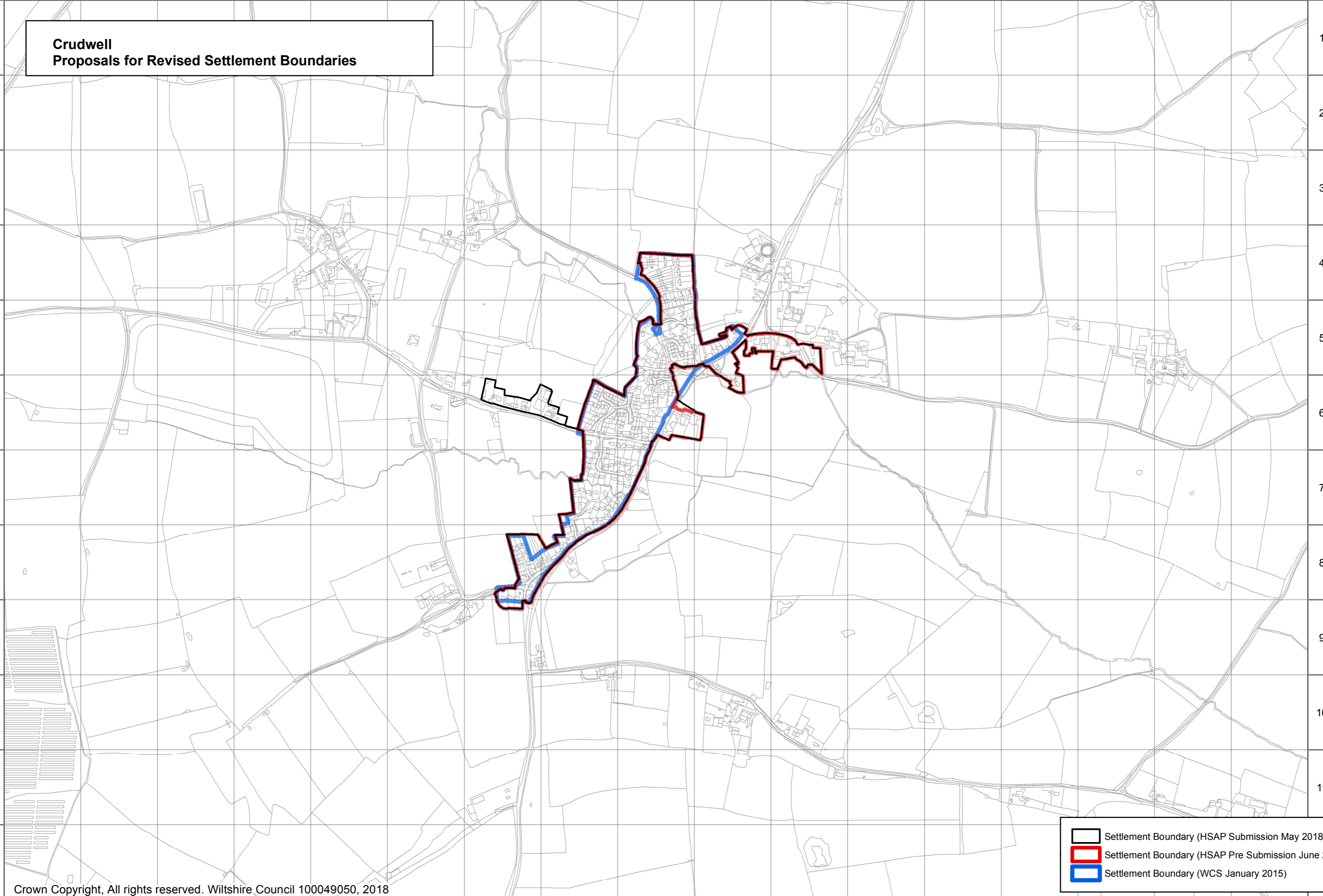
19 Wiltshire Council (June 2017 ***May 2018***). *Topic Paper 1: Settlement Boundary Review Methodology Paper*.




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

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**Crudwell
Proposals for Revised Settlement Boundaries**



-  Settlement Boundary (HSAP Submission May 2018)
-  Settlement Boundary (HSAP Pre Submission June 2017)
-  Settlement Boundary (WCS January 2015)

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

Crudwell

A.3 The preceding map of Crudwell illustrates both the existing settlement boundary (*"WCS January 2015"*), and the proposed revised *pre-submission* settlement boundary (*"HSAP Pre-Submission June 2017"*) and *proposed changes following consultation* (*"HSAP Submission May 2018"*). Table A.3 below explains why each of the proposed amendments *in the pre-submission settlement boundary* were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²¹⁾. The grid reference numbers are those used on the map overleaf.

Table A.3 Proposed Amendments to Crudwell Settlement Boundary

Map Grid Reference	Proposed Amendment
I6, J6	Amend boundary to include built residential development which is physically related to the settlement and the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I5, I6	Amend boundary to exclude area more closely relating to the open countryside and with the capacity to substantially extend the built form of the settlement.
J5, J6	Amend boundary to include built residential development which is physically related to the settlement and the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
J5, K5	Amend boundary to include built residential and community facility (school) development which is physically related to the settlement and the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
G9	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
G8	Amend boundary to include curtilages of properties physically related to the settlement.
H7, H8	Amend boundary to include built residential development which is physically related to the settlement and the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
H6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
I5	Amend boundary to include built residential development which is physically related to the settlement and the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.

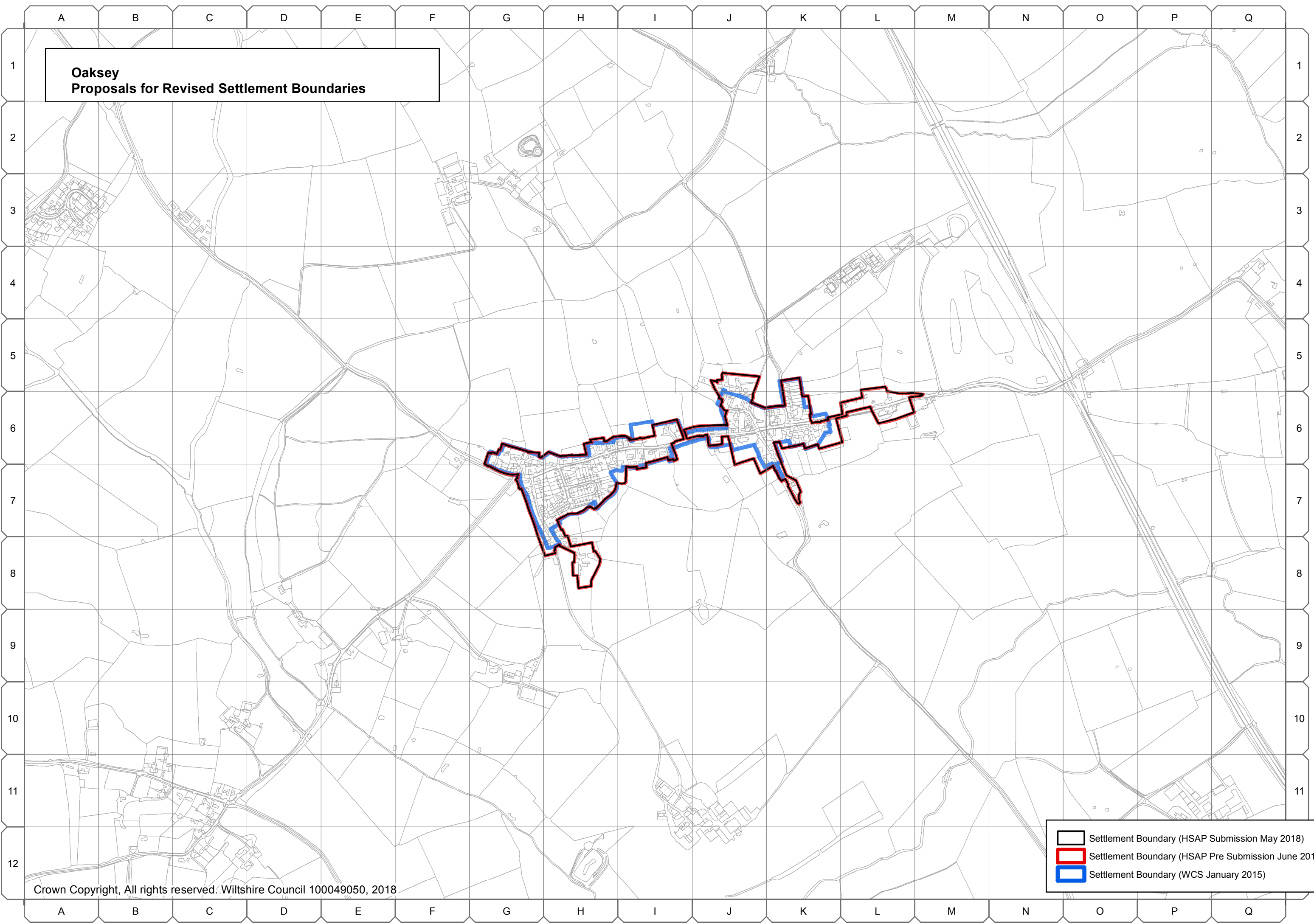
I5, I4	Amendment to boundary to follow but not include clearly defined physical feature – the road.
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A.3.1 *Table A.3.1 below explains the proposed changes to the pre-submission settlement boundary following consideration of representations received during the Council's summer 2017 pre-submission consultation, and updates to reflect recent development up to April 2017.*

Table A.3.1 *Proposed changes to the pre-submission Crudwell Settlement Boundary*

<u>Map Grid Reference</u>	<u>Proposed change</u>
<u>G6 and H6</u>	<u>Amend pre-submission settlement boundary to include properties along Tetbury Lane up to and including Ye Old Forge. This is built residential development that is physically related to the settlement.</u>
<u>I6</u>	<u>Amend pre-submission settlement boundary to include the entire garden curtilage of the property at Ravenscroft, off the A429. This is the curtilage of a property that relates more closely to the built environment (e.g. a garden) and has limited capacity to extend the built form of the settlement in terms of scale and location.</u>

**Oaksey
Proposals for Revised Settlement Boundaries**



- Settlement Boundary (HSAP Submission May 2018)
- Settlement Boundary (HSAP Pre Submission June 2017)
- Settlement Boundary (WCS January 2015)

Oaksey

A.4 The preceding map of Oaksey illustrates both the existing settlement boundary (*"WCS January 2015"*), and the proposed revised *pre-submission* settlement boundary (*"HSAP Pre-Submission June 2017"*) and proposed changes following consultation (*"HSAP Submission May 2018"*). Table A.4 below explains why each of the proposed amendments *in the pre-submission settlement boundary* were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²²⁾. The grid reference numbers are those used on the map overleaf.

Table A.4 Proposed Amendments to Oaksey Settlement Boundary

Map Grid Reference ⁽²³⁾	Proposed Amendment
G7, H8	Amend the boundary to follow but not include clearly defined physical features, i.e. hedgerow.
H8	Amend boundary to include residential development that is physically related to the settlement.
H7, H8	Amend boundary to include residential development that is physically related to the settlement and relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I7	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I6, I7	Amend the boundary to follow but not include clearly defined physical features, i.e. hedgerow, and to remove area of land more closely related to the countryside.
I6, J6	Amendment to boundary to follow but not include clearly defined physical feature – the road.
J6, J7, K7	Amend the boundary to follow but not include clearly defined physical features, i.e. hedgerow.
K7	Amend boundary to include residential development that is physically related to the settlement.
K6 (W)	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
K6, L5, L6, M6	Amend boundary to include residential development that is physically related to the settlement.
K6 (N)	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.

22 Wiltshire Council (June 2017 *May 2018*). *Topic Paper 1: Settlement Boundary Review Methodology Paper*.

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

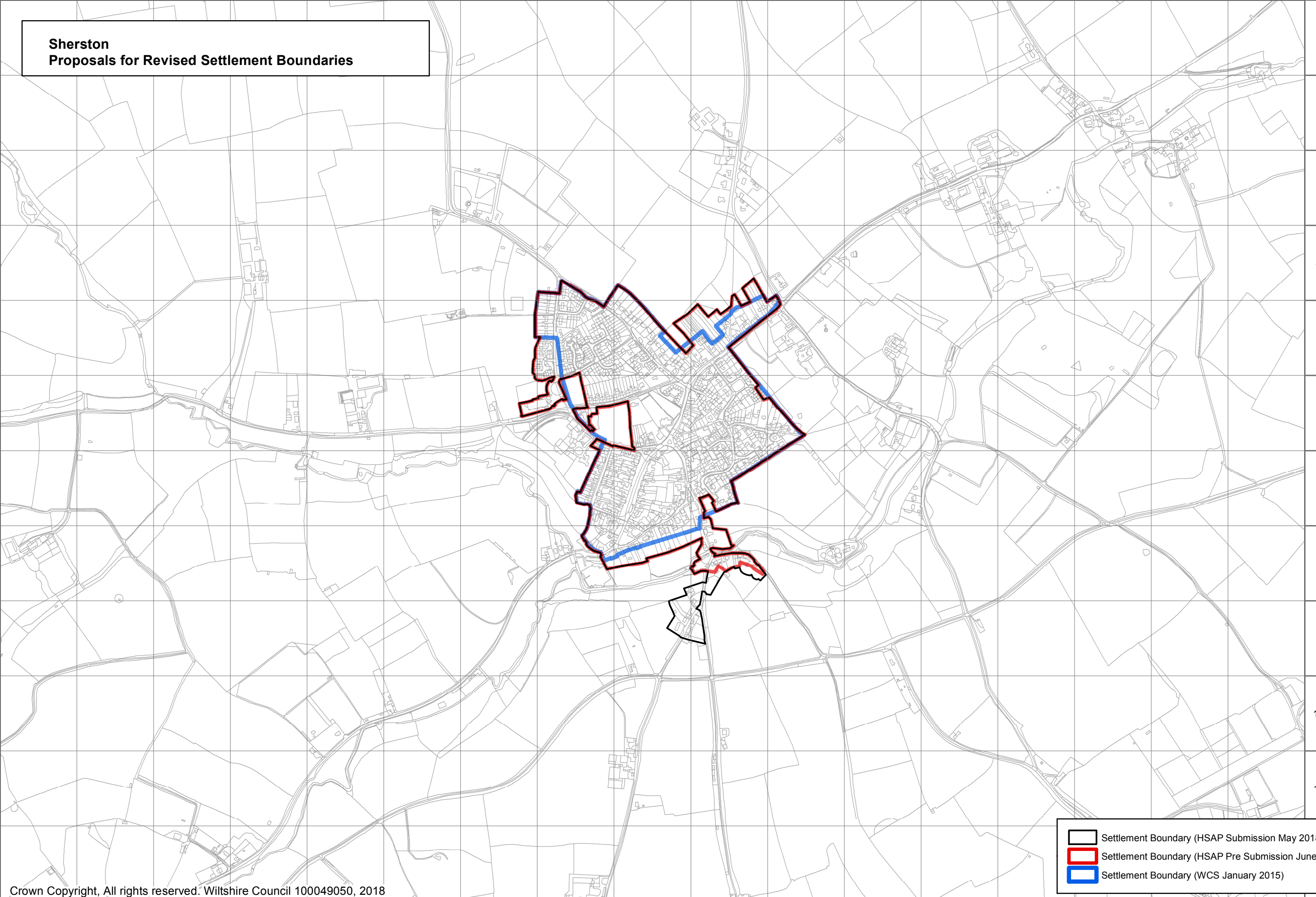
J5, J6	Amend boundary to include residential and employment development (i.e. farm buildings) that is physically related to the settlement.
J6	Amend the boundary to follow but not include clearly defined physical features, i.e. road, hedgerow, and to include built community facility development physically related to the settlement.
I6	Amend boundary to exclude area more closely related to the open countryside.
H6	Amend the boundary to follow but not include clearly defined physical features, i.e. hedgerow.




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**Sherston
Proposals for Revised Settlement Boundaries**



-  Settlement Boundary (HSAP Submission May 2018)
-  Settlement Boundary (HSAP Pre Submission June 2017)
-  Settlement Boundary (WCS January 2015)

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

Sherston

A.5 The preceding map of Sherston illustrates both the existing settlement boundary (*"WCS January 2015"*), and the proposed revised *pre-submission* settlement boundary (*"HSAP Pre-Submission June 2017"*) and proposed changes following consultation (*"HSAP Submission May 2018"*). Table A.5 below explains why each of the proposed amendments *in the pre-submission settlement boundary* were made to the existing settlement boundary, in line with the settlement boundary review methodology⁽²⁴⁾. The grid reference numbers are those used on the map overleaf.

Table A.5 Proposed Amendments to Sherston Settlement Boundary

Map Grid Reference ⁽²⁵⁾	Proposed Amendment
I6, H6	Amend boundary to exclude recreational space with the capacity to substantially extend the built form of the settlement.
H6	Amend boundary to exclude recreation / amenity space at the edge of the settlement.
H6 (W), G6	Amend boundary to include built community facility development physically related to the settlement.
H5, G5	Amend boundary to include built residential development physically related to the settlement.
I5	Amend boundary in the interest of consistency to include curtilages of properties that do not have the capacity to substantially extend the built form of the settlement.
I5 (E)	Amend boundary to exclude area of land more closely related to the countryside.
J5, J4, I5	Amend boundary to include built residential development and curtilage of properties that do not have the capacity to extend the built form of the settlement and are physically related to the built form of the settlement.
K5	Amend boundary to follow defined physical feature.
J6	Amend boundary to exclude area of land more closely related to the open countryside.
J7	Amend boundary to exclude recreational space at the edge of the settlement.
J8, I8	Amend boundary to include area of built residential development physically related to the settlement.
I8	Amend boundary to include built residential development that relate more closely to the built form of the settlement and to include curtilages of properties that do not have the capacity to extend the built form of the settlement.

24 Wiltshire Council (June 2017 *May 2018*). *Topic Paper 1: Settlement Boundary Review Methodology Paper*.

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

A.5.1 Table A.5.1 below explains the proposed changes to the pre-submission settlement boundary following consideration of representations received during the Council's summer 2017 pre-submission consultation, and updates to reflect recent development up to April 2017.

Table A.5.1 *Proposed changes to the pre-submission Sherston Settlement Boundary*

<i>Map Grid Reference</i>	<i>Proposed change</i>
<i>18, J8, I9 and J9</i>	<i>Amend pre-submission settlement boundary to include the full garden curtilage of 15 Thompson Hill and neighbouring properties. This is the curtilage of properties that relates more closely to the built environment (e.g. a garden) and has limited capacity to extend the built form of the settlement in terms of scale and location.</i>

Appendix B: SHLAA sites considered during the site selection process









- B.1** *The following maps show sites considered during the site selection process, and highlight proposed housing allocations, as well as showing sites removed at each stage of the site selection process. The maps also show changes proposed following the pre-submission consultation. For more information about these proposed changes, please refer to Table 1 in the 'Schedule of Proposed Modifications'⁽²⁶⁾.*

Ashton Keynes

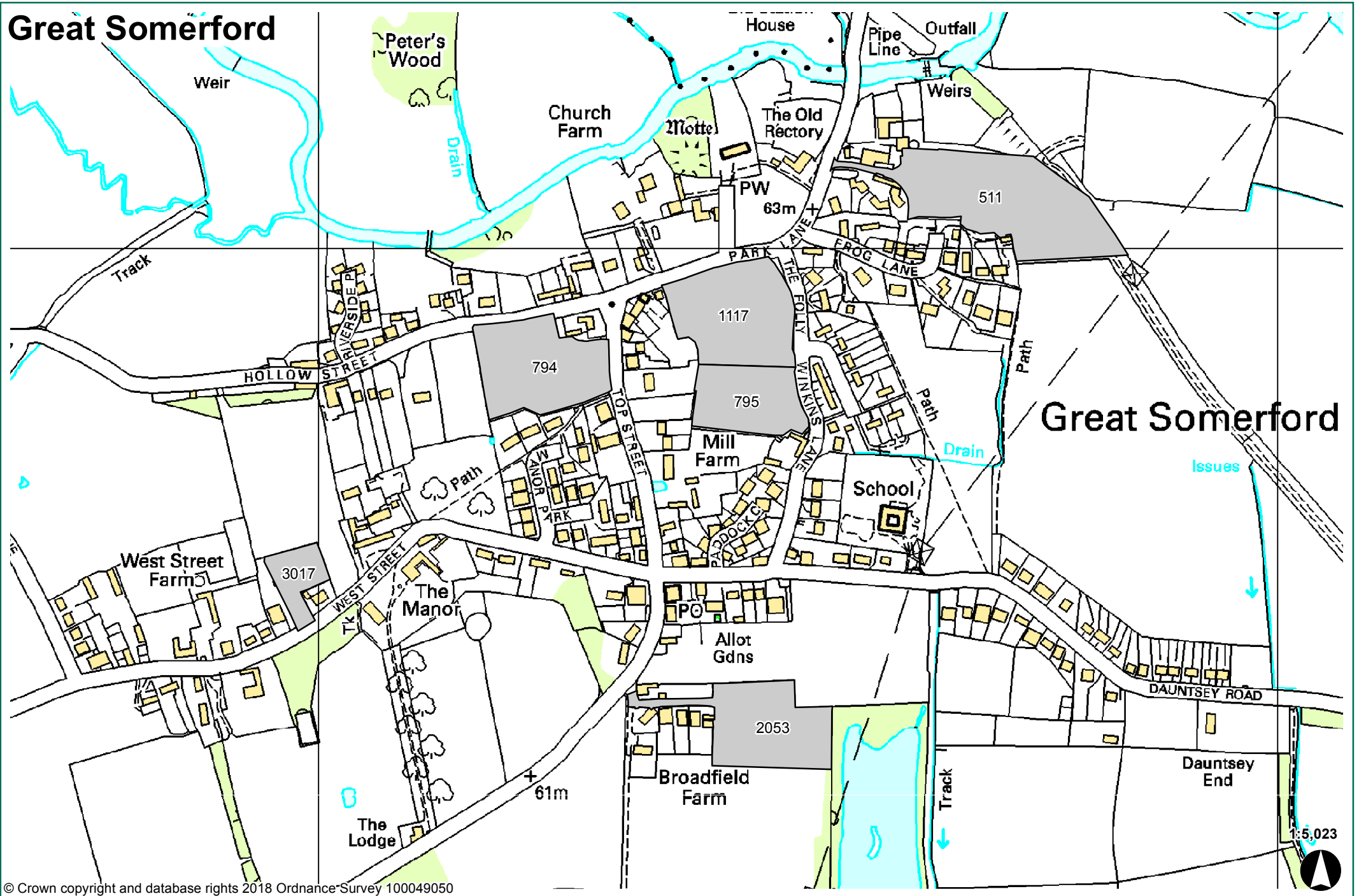
ASHTON KEYNES



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- | | | | | | | | |
|---|--|--|--|--|--|--|--|
|  Housing allocation boundary proposed amendments (May 2018) |  Proposed housing allocations |  SHLAA Sites removed at Stage 4 |  New sites removed at Stage 4 |  SHLAA Sites removed at Stage 3 |  New sites removed at Stage 3 |  SHLAA Sites removed at Stage 2 |  New sites removed at Stage 2 |
|---|--|--|--|--|--|--|--|

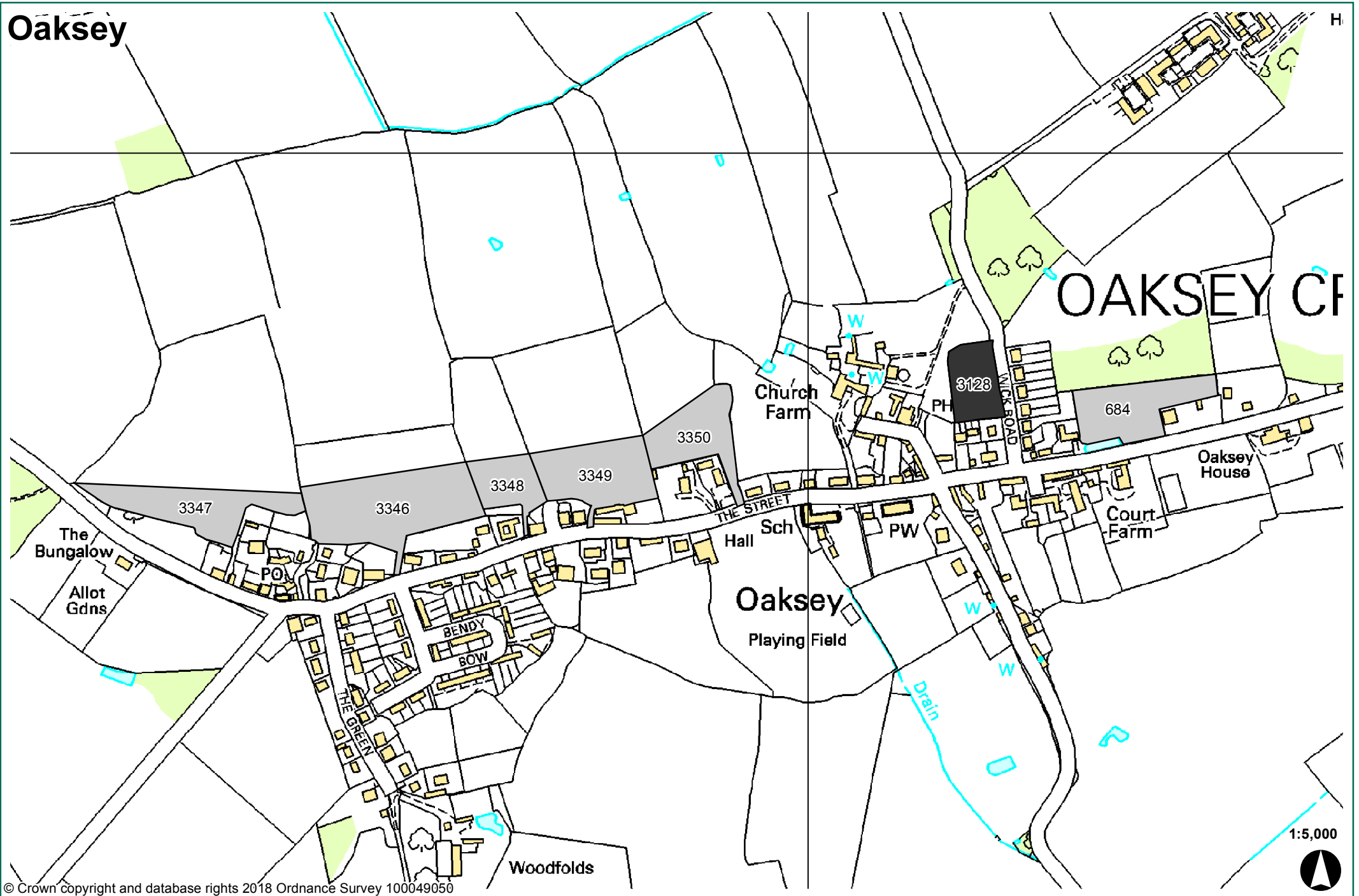
Great Somerford



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- Housing allocation boundary proposed amendments (May 2018)
- Proposed housing allocations
- SHLAA Sites removed at Stage 4
- New sites removed at Stage 4
- SHLAA Sites removed at Stage 3
- New sites removed at Stage 3
- SHLAA Sites removed at Stage 2
- New sites removed at Stage 2

Oaksey

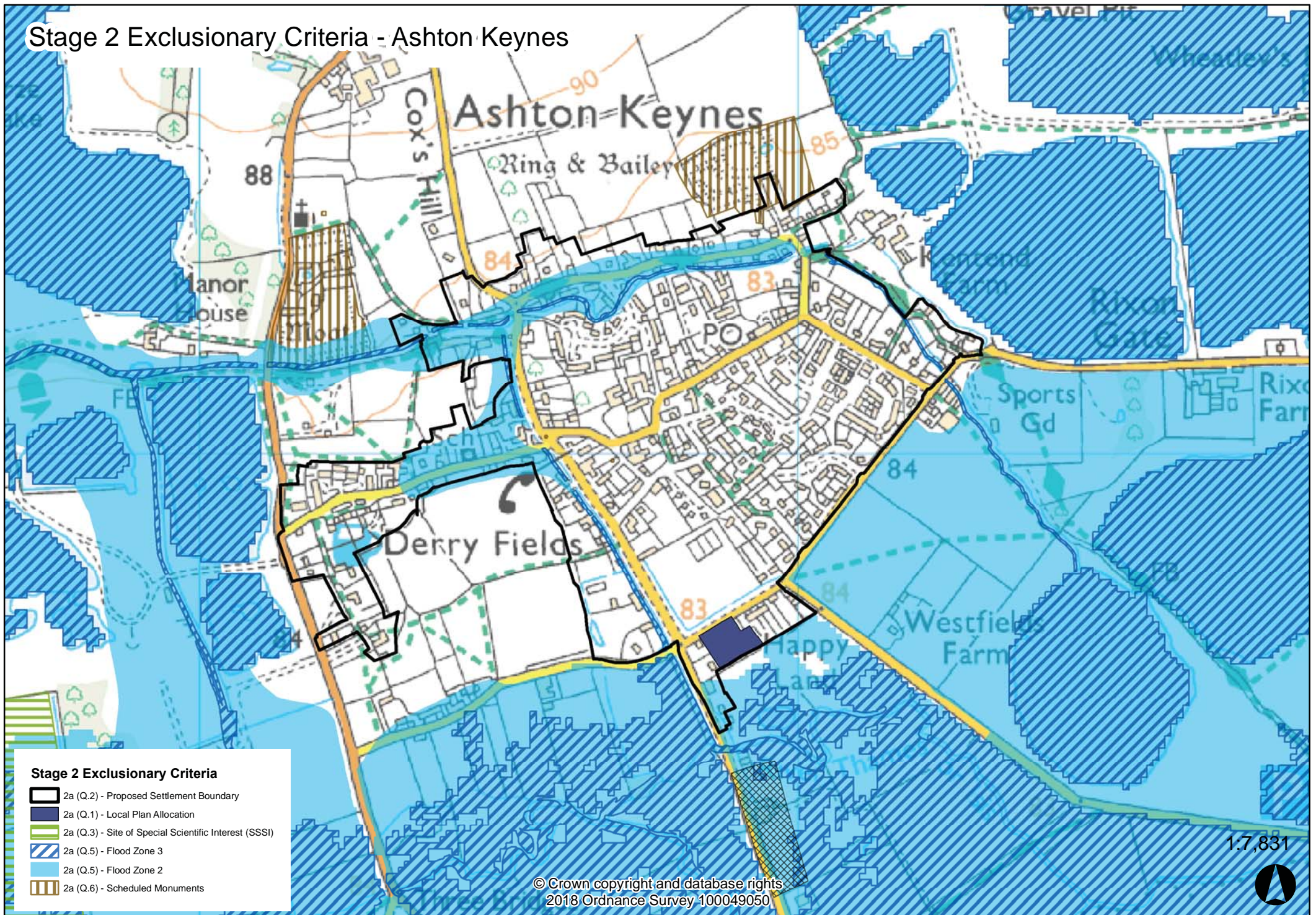


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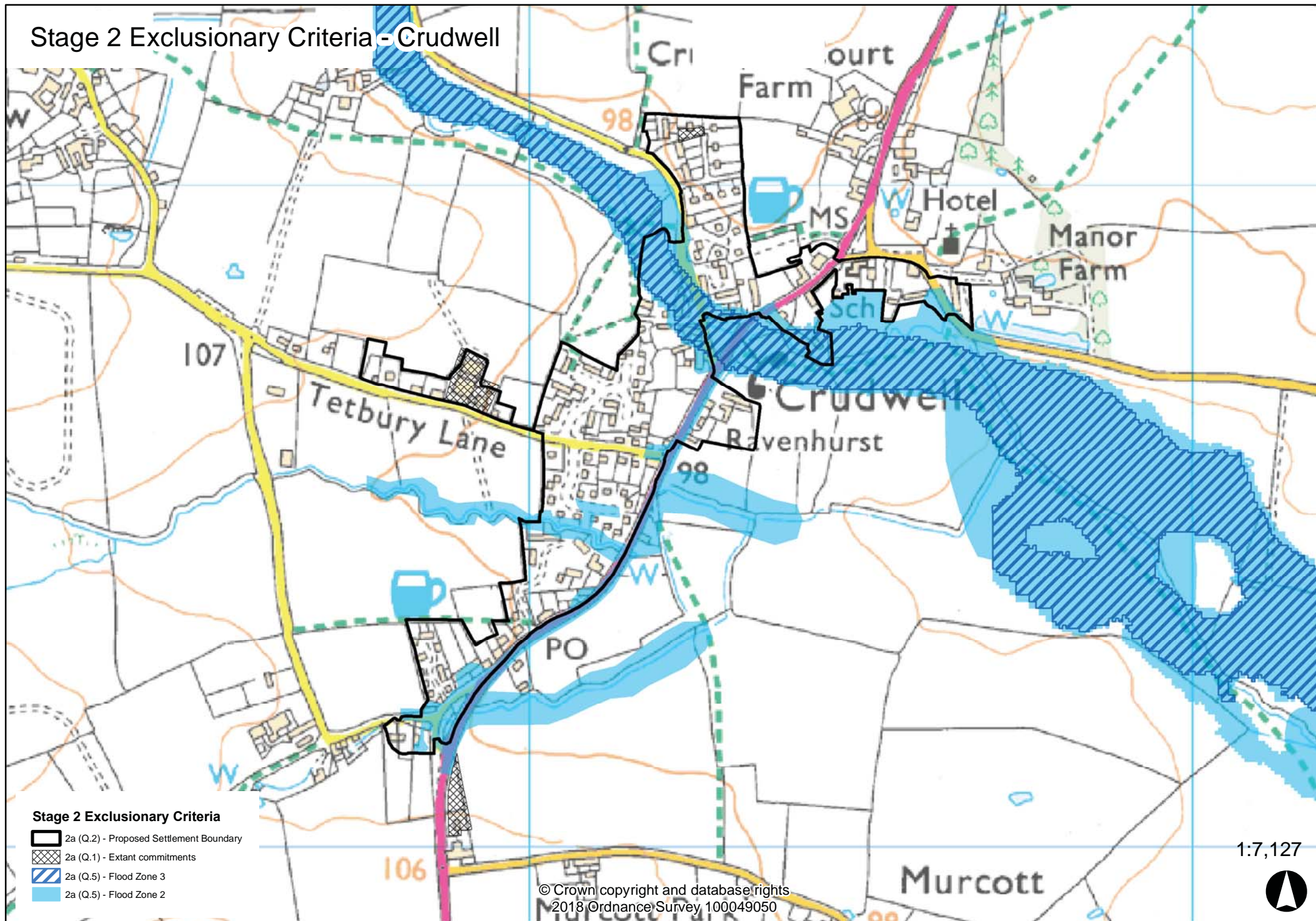
- Housing allocation boundary proposed amendments (May 2018)
- Proposed housing allocations
- SHLAA Sites removed at Stage 4
- New sites removed at Stage 4
- SHLAA Sites removed at Stage 3
- New sites removed at Stage 3
- SHLAA Sites removed at Stage 2
- New sites removed at Stage 2

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

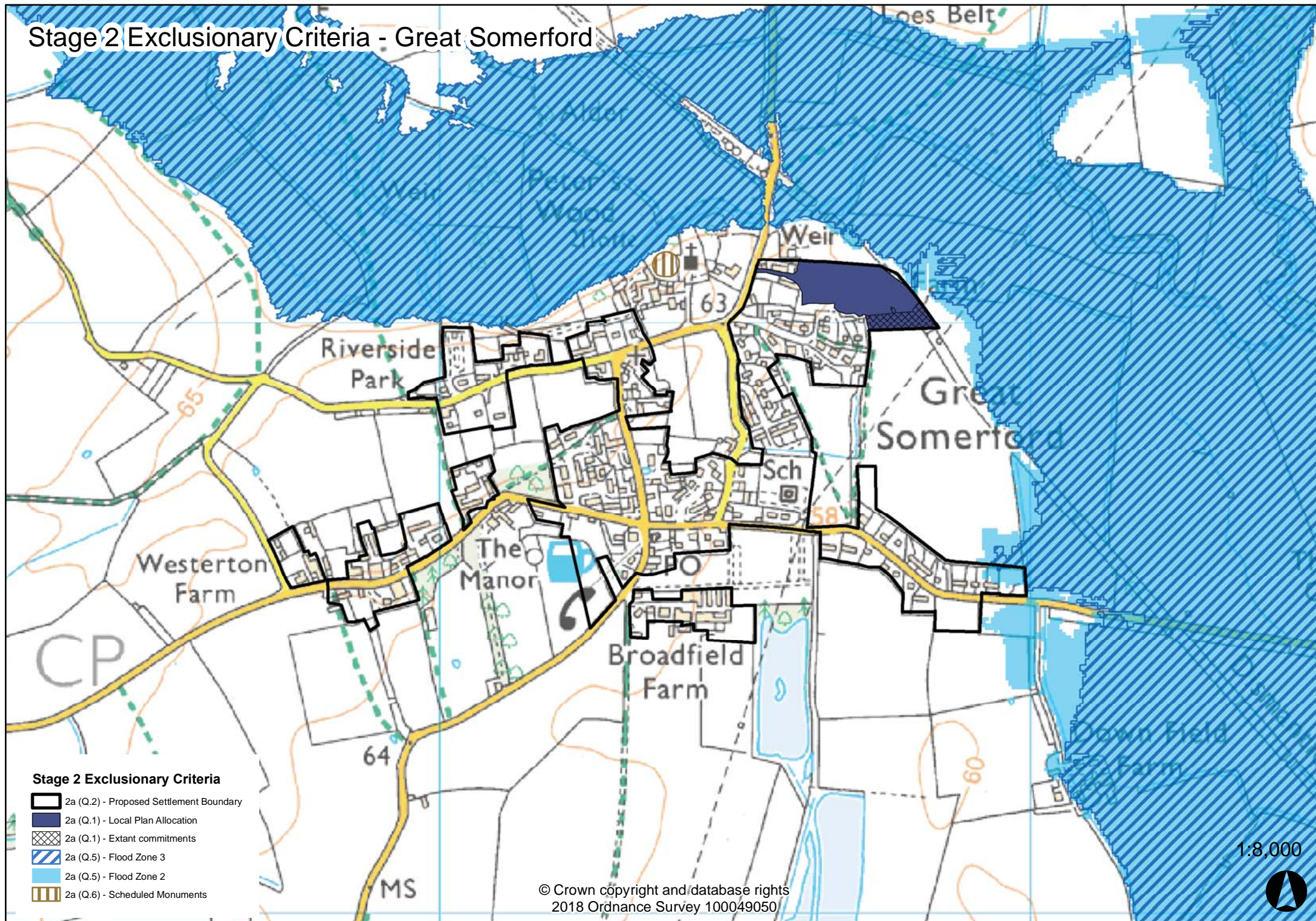
Stage 2 Exclusionary Criteria - Ashton Keynes



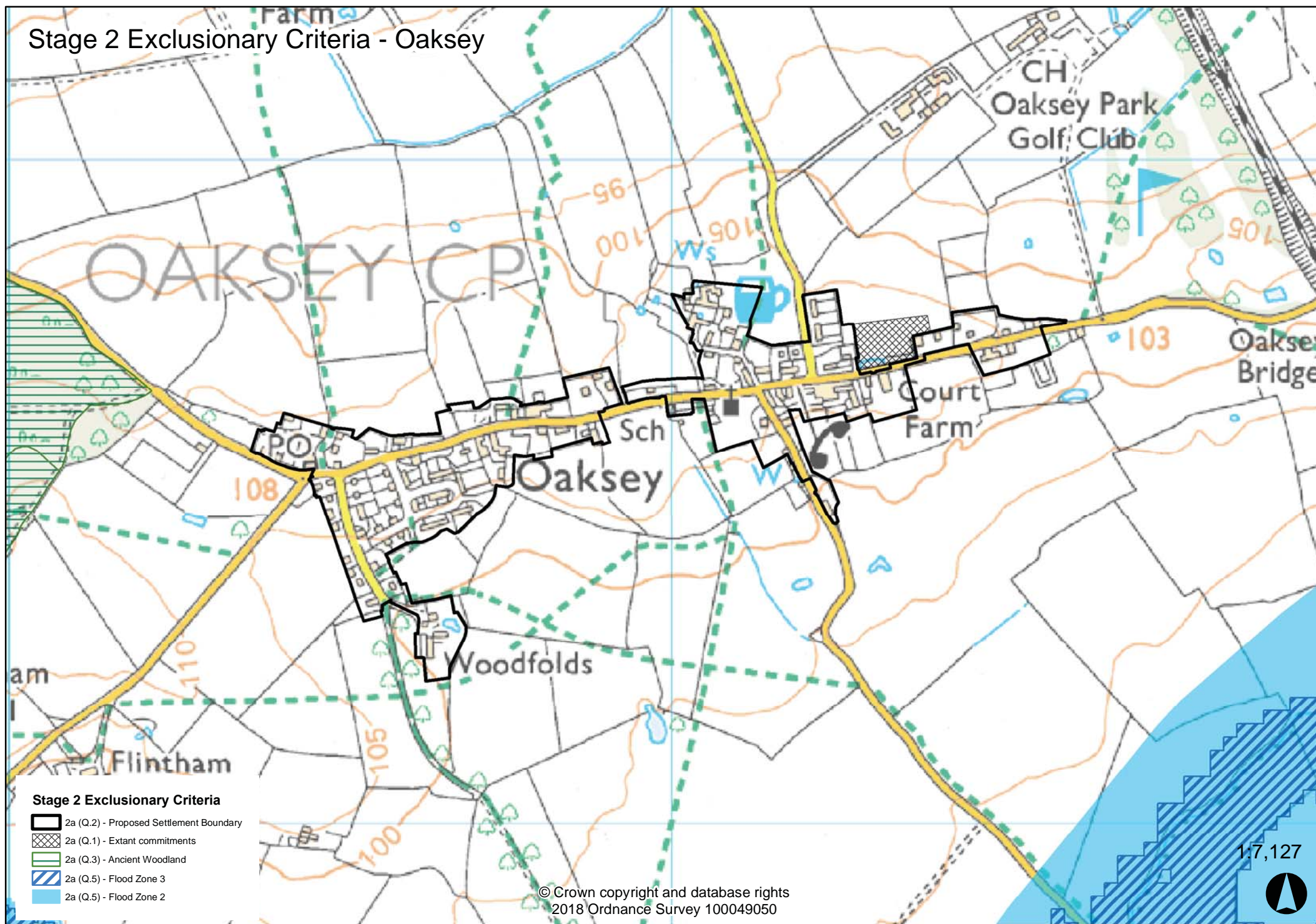
Stage 2 Exclusionary Criteria - Crudwell



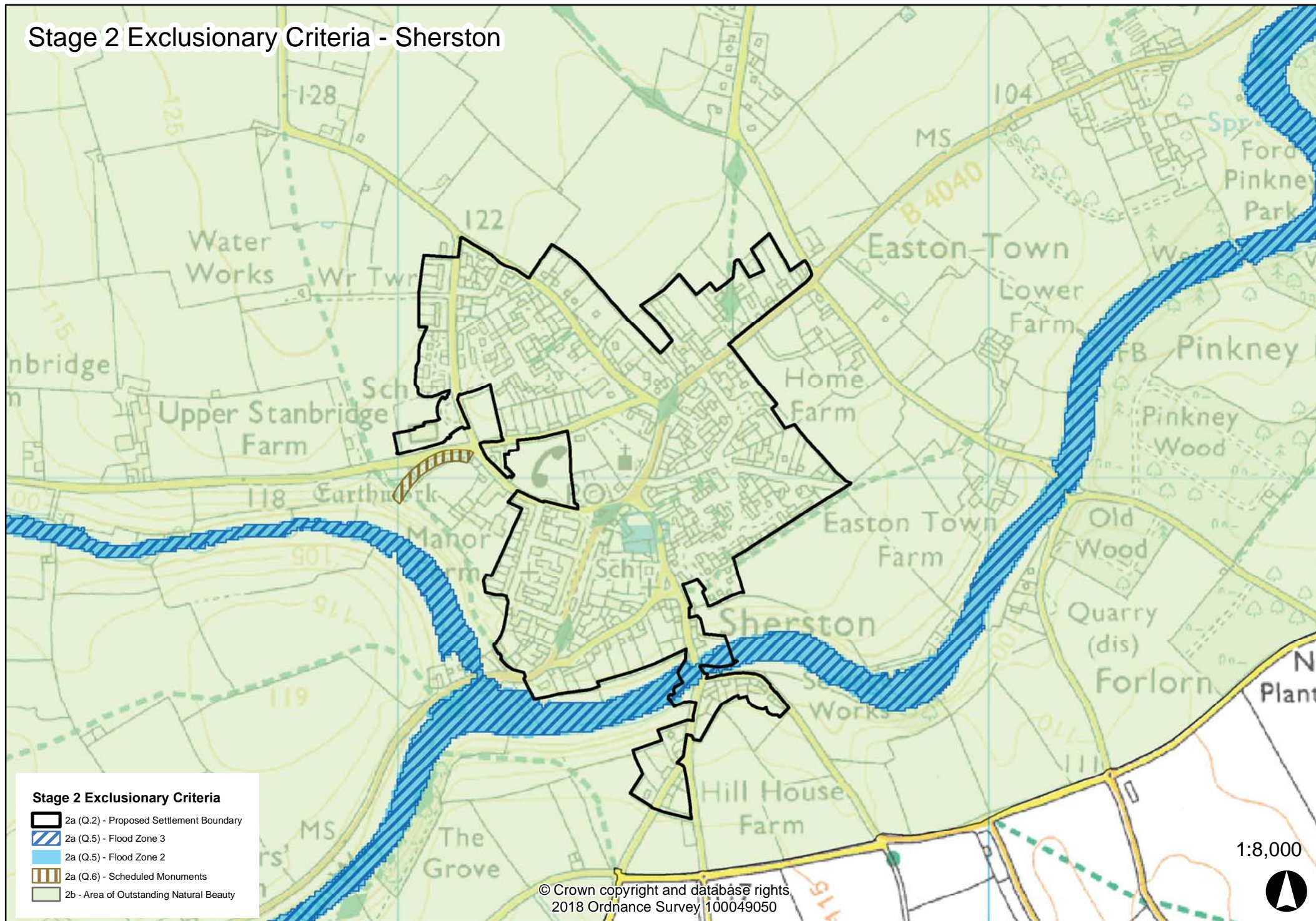
Stage 2 Exclusionary Criteria - Great Somerford



Stage 2 Exclusionary Criteria - Oaksey



Stage 2 Exclusionary Criteria - Sherston



Stage 2 Exclusionary Criteria

- 2a (Q.2) - Proposed Settlement Boundary
- 2a (Q.5) - Flood Zone 3
- 2a (Q.5) - Flood Zone 2
- 2a (Q.6) - Scheduled Monuments
- 2b - Area of Outstanding Natural Beauty

1:8,000

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

Table D.1 Stage 2a colour grading

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

Table D.2 Stage 2a exclusionary questions

Exclusionary questions
1. Is the SHLAA site fully or partly a commitment? Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?
2. Is the site fully or partly within the settlement boundary ⁽²⁷⁾ ?
3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)?
4. Is the site fully or partly within green belt?
5. Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)?

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

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

Area of search: Malmesbury Community Area Remainder													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria ⁽²⁸⁾						Remaining developable site capacity	Land available? Y/N ⁽²⁹⁾	Land developable? Y/N ⁽³⁰⁾	Consideration	Recommendation (take forward/ remove)
			1	2	3	4	5	6					
Ashton Keynes													
151	AB Haulage Contractors L	12	N	Y							Site within the settlement boundary.	Remove	
614a	Church Farm	22	Y								Exclusionary criteria not met, however site is detached from the settlement.	Remove	
614b	Cox's Hill	51	Y								Exclusionary criteria not met, however site is detached from the settlement.	Remove	
702	Dairy Farm Bungalow and Dairy Fields	59	N	N	N	N	P	N	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward	

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

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

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

Area of search: Malmesbury Community Area Remainder

Crudwell

3233	Land at Ridgeway Farm	81	P	N	N	N	N	N	N	70	Y	Y	Exclusionary criteria not met, take forward for further consideration NB planning application - 5/03136/OUT: proposed development of 10 dwellings. Owner confirmed deliverability.	Take forward
<u>OM014</u>	<u>Land at Tuners Lane, Crudwell</u>	<u>40</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>40</u>	<u>Y</u>	<u>Y</u>	<u>Exclusionary criteria not met, take forward for further consideration.</u>	<u>Take forward</u>

Great Somerford

511	Brook Farm	43	Y										Site is committed. The part of the site that is outside of the saved H2	Remove
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Area of search: Malmesbury Community Area Remainder

794	Mills Farm (Site 1)	27	N	N	N	N	N	N	N	N	Y				housing allocation is marginal.	
795	Mills Farm (Site 2)	18	N	N	N	N	N	N	N	N	N	Y	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
1117	Land at Park Lane	29	N	N	N	N	N	N	N	N	N	U			Exclusionary criteria not met, however land owner did not respond to deliverability questionnaire, so removed from further consideration	Remove
2053	Broadfield Farm	26	Y												Site is partially committed and the residual area of the site has capacity for only 4 dwellings. Site	Remove

Area of search: Malmesbury Community Area Remainder

93	Rear of 48	29	N	N	N	N	N	N	P	N	U	Exclusionary criteria not met however uncertainty of deliverability due to no response received from owner. Remove from consideration. Southern entrance within SB. Multiple ownership.	Remove
94	Rear of 34	11	N	N	N	N	N	N	N	N	U	Exclusionary criteria not met, however uncertainty of deliverability due to no response received from owner. Remove from consideration .	Remove
96	The Vicarage	9	N	N	N	N	N	N	Y	N	U	Exclusionary criteria not met however uncertainty of deliverability	Remove

Area of search: Malmesbury Community Area Remainder

653b	Land to the North of Sopworth Road, adjacent to H*	79	N	N	N	N	N	N	N	N	79	Y	Y	Exclusionary criteria not met. Site could be taken forward for further consideration.	Take forward
3178	Land adj. Sherston primary school	33	N	N	N	N	N	N	N	N	33	Y	Y	Exclusionary criteria not met. Site could be taken forward for further consideration. Southern boundary adjacent to Sherston conservation area.	Take forward
3206	Land at Hillberry Lodge	10	N	N	N	N	N	N	N	N	10	U		Exclusionary criteria not met however the owner did NOT respond to deliverability questionnaire and therefore uncertainty of deliverability means that the site should not be taken	Remove

Area of search: Malmesbury Community Area Remainder

3425	Land at Easton Town	32	N	N	N	N	N	N	N				forward for further consideration.	
		32	N	N	N	N	N	N	N				Exclusionary criteria not met. Site could be taken forward for further consideration.	Take forward

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

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Ashton Keynes	151, 614a, 614b, 722, 1105, 3119, 3511	702
Crudwell	None	3233, <i>OM014</i>
Great Somerford	511, 1117, 2053	794, 795, 3017
Oaksey	684, 3346, 3347, 3348, 3349, 3350	3128
Sherston	92, 93, 94, 96, 107, 509, 653a, 3206	653b, 3425, 3178

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

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

Assessment Criteria	Large Villages				
	Ashton Keynes	Crudwell	Great Somerford	Oaksey	Sherston
Number of dwellings in village (2006) ⁽³¹⁾	690	426	322	230	688
Housing completions (2006 – 2016) ⁽³²⁾	53	12	15	13	44
Developable commitments (2016 – 2026)	14	11	31	0	5
Proportionate % growth of village (2006 – 2026)	11.0%	5.4%	14.3%	5.7%	7.1%

31 2011 census data (minus housing completions 2011-2016)

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

Assessment Criteria	Large Villages				
	Ashton Keynes	Crudwell	Great Somerford	Oaksey	Sherston
Have local housing needs already been considered by a sufficiently advanced neighbourhood plan?	The Neighbourhood Plan was made 31 May 2017.	The Neighbourhood Plan has been held in abeyance: <u>is in the early stages of development. Work is being undertaken on proposed housing allocation/s.</u> The Rural Housing Needs Survey conducted in January 2015 identified a need for 6 affordable rented properties and 2 shared ownership properties in Crudwell. These figures only represent the needs of those who responded to the Parish Survey and as such may underestimate the total affordable housing need in the parish.	The Neighbourhood Plan was submitted on 15 September 2016. There was a hearing session in March 2016. The Examiner recommended further work to agree a proposal for formerly excluded site. Additional consultation required (3 weeks): <u>was made in November 2017 and allocates land for approximately 35 dwellings.</u> In 2013, a Housing Needs Survey identified a local requirement for the	The Neighbourhood Plan is in early stages of development. Work is being undertaken on the settlement boundary review and proposed housing allocation/s. No Housing Needs Survey.	The Neighbourhood Plan is in preparation and is seeking to allocate housing at the village. In 2013, a Housing Needs Survey noted 80 additional dwellings within recent years, including 14 affordable dwellings; and identified, until 2015: Subsidised rented housing • 3 x one bed homes for singles / couples (1x single-level accommodation)

Assessment Criteria	Large Villages				
	Ashton Keynes	Crudwell	Great Somerford	Oaksey	Sherston
		<p>The need for affordable housing, based on the housing register indicated a further 26 households seeking affordable housing in and around the Parish of Crudwell.</p>	<p>following types and tenure of property until 2015:</p> <ul style="list-style-type: none"> • 2x two bedroom homes Shared / Low cost home ownership • 1x one bedroom home • 1x two bedroom home • 1x three bedroom home <p>Sheltered housing for older people</p> <ul style="list-style-type: none"> • 1x two bedroom subsidised rented home (providing help with personal care, warden). 		<ul style="list-style-type: none"> • 8 x two bed homes for families (1x single-level accommodation) • 3 x three bed homes for families • 1 x four bed home for a family <p>Shared / Low cost home ownership</p> <ul style="list-style-type: none"> • 3 x two bed homes for families (1x single-level accommodation) • 2 x four bed homes for families <p>Sheltered housing for older people.</p>

Large Villages	
Assessment Criteria	
<p>Are there any potential environmental constraints/landscape designations and heritage assets)?</p>	<p>Ashton Keynes</p> <p>Ashton Keynes is located fully within a Minerals Safeguarding Area. The village is within the Cotswold Water Park, with Flood Zones 2 and 3 to south, east and west. There is also Flood Zone 2 running through the village (River Thames).</p> <p>To the east and west are County Wildlife Sites.</p> <p>The village is within a Conservation Area, with six Scheduled Ancient Monument.</p> <p>Thames Path National Trail also passes through the parish.</p>
	<p>Crudwell</p> <p>There is Flood Zone 2 and 3 dissecting the village in the north, and stream running south to the east of the village a designated Conservation Area at this settlement.</p>
	<p>Great Somerford</p> <p>Somerford has Flood Zone 2 and 3 to the north and east.</p> <p>The northern boundary has the Bristol River Avon County Wildlife Site running the length of it.</p> <p>The whole village is within a Conservation Area, with a large amount of listed buildings.</p>
	<p>Oaksey</p> <p>There is a designated Conservation Area across the village with the exception of the newer development in the south west of the village.</p> <p>The northern boundary of the village has by rolling landscape to the north of the village.</p>
	<p>Sherston</p> <p>Sherston is located fully within the Cotswolds Area of Natural Beauty.</p> <p>There is the river running to the southern boundary of the village which is Flood Zone 2 and 3. Alongside this is the Manor Farm Meadows County Wildlife Site.</p> <p>There is a Conservation Area within the central (southern) area of the village.</p>

Assessment Criteria		Large Villages				
		Ashton Keynes	Crudwell	Great Somerford	Oaksey	Sherston
<p>Are there any known strategic infrastructure constraints (e.g. education, transport and utilities)?</p>		<p>Primary school provision</p> <p>The school is full but a small expansion may be possible.</p> <p>Secondary school provision</p> <p>Malmesbury Secondary School is forecast to be full but could be expanded using contributions to cater for the pupils arising from these developments.</p> <p>Transport</p> <p>A regular bus service exists connecting the village with</p>	<p>Primary school provision</p> <p>The school is full but is on a site capable of expansion.</p> <p>Secondary school provision</p> <p>Malmesbury Secondary School is forecast to be full but could be expanded using contributions to cater for the pupils arising from these developments.</p> <p>Transport</p> <p>The A429 (a Primary Route) runs through the settlement.</p>	<p>Primary school provision</p> <p>The school has surplus places at present and would benefit from housing within their catchment area.</p> <p>Secondary school provision</p> <p>Malmesbury Secondary School is forecast to be full but could be expanded using contributions to cater for the pupils arising from these developments.</p> <p>Transport</p>	<p>Primary school provision</p> <p>The school has some surplus places at present and should be able to accommodate the pupils arising from the proposed level of development with no expansion. The site is very constrained so the school could not be expanded.</p> <p>Secondary school provision</p> <p>Malmesbury Secondary School is forecast to be full but could be expanded using contributions to cater for the pupils arising from these developments.</p>	<p>Primary school provision</p> <p>The school is full in some year groups but the in area birth rate is dropping. Our forecasts now suggest that numbers in the school could fall. Therefore some development in the village could be an option.</p> <p>Secondary school provision</p> <p>Malmesbury Secondary School is forecast to be full but could be expanded using contributions to cater for the pupils arising from these developments.</p>

Assessment Criteria	Large Villages				
	Ashton Keynes	Crudwell	Great Somerford	Oaksey	Sherston
	Cirencester, Cricklade and Swindon.	A regular bus service exists connecting the village with Chippenham, Cirencester and Bath.	A regular bus service exists connecting the village with Chippenham, and Malmesbury.	contributions to cater for the pupils arising from these developments. Transport A regular bus service exists connecting the village with Malmesbury and Cirencester.	Transport A regular bus service exists connecting the village with Malmesbury and Chippenham.
How did the parish council respond to previous consultations on the Wiltshire Housing Sites Allocations Plan?	The preparation of the draft Plan is well advanced and is expected to submit it to Wiltshire Council in November 2015. The draft Plan provides for two sites which will more than meet local needs for	The Parish Council advised the council that it would not be submitting information to the consultation on the Housing Site Allocations DPD.	The draft neighbourhood plan is drafted and the 6 week consultation with the parish finished on 16th August 2015. It is allocating 35 dwellings on 5 sites (12 affordable). These are not SHLAA sites.	The Parish Council did not respond to consultation on the Housing Site Allocations DPD. On the parish website they state: 'The Parish Council has	The Parish Council did not respond to consultation on the Housing Site Allocations DPD.

Assessment Criteria	Large Villages				
	Ashton Keynes	Crudwell	Great Somerford	Oaksey	Sherston
	<p>the foreseeable future (Policy HSP1 - draft</p> <p>SHLAA 151: AB Carter Haulage, Happy Land, 11 houses (max) and SHLAA 484 The former Cotswold Community, now called Ashtonfields - 48 houses (max).</p> <p>Site assessment work has been undertaken, sites have been subjected to evidence-based scrutiny using a pro-forma informed by NPPG.</p> <p>Large-scale house building, either within the village or immediately adjacent</p>		<p>(www.greatsomerford.info) and click "Neighbourhood Plan).</p>	<p>forwarded its outright and total opposition to these sites. They are all outside our residential boundary and are not required to satisfy future housing needs in Oaksey.'</p>	

Assessment Criteria		Large Villages				
		Ashton Keynes	Crudwell	Great Somerford	Oaksey	Sherston
		to it, is not favoured because there is no local need for it (Requirement of 15 has been identified).				
Sites submitted to the Strategic Housing Land Availability Assessment	How many sites were submitted to the SHLAA?	8 sites SHLAA sites 151, 702, 722, 1105, 3119, 614a, 614b, 3511	1 site SHLAA site 3233	6 sites SHLAA sites 511, 794, 795, 1117, 2053, 3017	7 sites SHLAA sites 684, 3128, 3346, 3347, 3348, 3349, 3350	10 sites SHLAA sites 93, 94,, 96, 107, 509, 653a, 653b, 3206, 3425, 3178
	How many SHLAA sites do not meet the Stage 2a strategic constraints and could be taken forward for more detailed	1 (51 dwellings) SHLAA site: 702	4 (70 dwellings) 2 (110 dwellings)	3 (54 dwellings) SHLAA sites 794, 795, 3017	1 (11 dwellings) SHLAA site 3128	3 (134 dwellings) SHLAA sites 653b, 3425, 3178

Assessment Criteria		Large Villages				
		Ashton Keynes	Crudwell	Great Somerford	Oaksey	Sherston
	assessment (total remaining capacity ⁽³³⁾)?		SHLAA site 3233, <u>OM014</u>			
Summary and conclusions	Taking the above into account, is there any justification for removing the Large Village from further consideration in the site selection process?	Yes. The Neighbourhood Plan was made 31 May 2017.	No. The neighbourhood plan is not significantly progressed, and there is no designation or infrastructure constraint, to prevent further consideration of Crudwell for the site selection process.	Yes. The Neighbourhood Plan is sufficiently advanced and there is no need to consider the village in the site selection process. <u>The Neighbourhood Plan was made in November 2017.</u>	No. The neighbourhood plan is not significantly progressed, and there is no designation or infrastructure constraint, to prevent further consideration of Crudwell for the site selection process.	Yes. Sherston is constrained by the AONB, and it is the only large village within the CA that is. The primary school is full and not be capable of expansion. There is a neighbourhood plan in development also which is proposing to allocate housing within the village.

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

Large Villages					
Assessment Criteria	Ashton Keynes	Crudwell	Great Somerford	Oaksey	Sherston
Conclusion:	REMOVE	TAKE FORWARD	REMOVE	TAKE FORWARD	REMOVE

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

Settlement(s)	SHLAA sites removed through consideration of Large Villages (Stage 2b)	SHLAA sites taken forward to the next stage
Ashton Keynes	702	None
Crudwell	None	3233, <u>OM014</u>
Great Somerford	794, 795, 3017	None
Oaksey	684, 3346, 3347, 3348, 3349, 3350	3128
Sherston	653b, 3425, 3178	None

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

Table F.1 Generic Assessment Scale⁽³⁴⁾

Major adverse effect (- - -)	Option likely to have a major adverse effect on the objective with no satisfactory mitigation possible. Option may be inappropriate for housing development.
Moderate adverse effect (- -)	Option likely to have a moderate adverse effect on the objective. Mitigation likely to be difficult or problematic.
Minor adverse effect (-)	Option likely to have a minor adverse effect on the objective. Mitigations measures are readily achievable.
Neutral or no effect (0)	On balance option likely to have a neutral effect on the objective or no effect on the objective.
Minor positive effect (+)	Option likely to have a minor positive effect on the objective as enhancement of existing conditions may result.
Moderate positive effect (+ +)	Option likely to have a moderate positive effect on the objective as it would help resolve an existing issue.
Major positive effect (+ + +)	Option likely to have a major positive effect on the objective as it would help maximise opportunities.

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

Table F.2 Stage 3 Sustainability Appraisal objectives

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

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

Area of search: Malmesbury Community Area Remainder														Is site proposed for Stage 4?			
SHLAA Site Ref	Site Name	Site Capacity	SA Objectives														
			1	2	3	4	5a	5b	6	7	8	9	10	11	12		
Crudwell																	
Site 3233	Land at Ridgeway Farm	c.8470	-	-	--	-	-	-	-	-	+++	-	-	-	++	+	Yes
<u>Site OM014</u>	<u>Land at Tuners Lane</u>	<u>c.40</u>	-	-	--	-	-	-	-	-	+++	-	-	-	++	±	<u>Yes</u>
Oaksey																	
Site 3128	Land off Wick Road	c.11	-	-	-	-	-	-	-	-	++	-	-	-	+	+	Yes

Table F.4

<p>Sustainability Appraisal - Summary of Assessment</p> <p>Site 3233 - Land at Ridgeway Farm, Crudwell</p>
<p>Site Overview</p> <p>This site option is located in Crudwell. With an area of 3.58ha the site has a capacity for approximately 8+ 70 dwellings, although mitigation measures could reduce this number.</p>
<p>Assessment Results</p> <p>No major adverse effects have been identified for this site.</p> <p>One moderate adverse effect has been identified. The site is within Source Protection Zone 1 and potential significant effects on water quality could arise from development. Any discharge into the local watercourses would need to be at a controlled rate, however surface water systems are already at capacity in this location (SA Obj. 3).</p> <p>The assessment has identified a range of minor adverse effects. There are no designations on the site and no known protected species. BAP Priority habitat (hedgerows) is present on site, and Great Crested Newt are within 250m of the site. Ecological assessment of the site would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate <i>inter alia</i> to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1 however due to the size of the site, a Flood Risk Assessment would be required (SA Obj. 5b).</p> <p>Minor adverse effects have also been identified as although the site does not directly affect any designated heritage assets and is unlikely to affect the setting of Crudwell Conservation Area 110m to the east, the archaeological potential of the site is assessed as 'medium'. A Heritage Impact Assessment would nonetheless be required, as would an archaeological assessment (SA Obj. 6). Development at this site would result in potential landscape and visual impacts, however it is considered that these could be successfully mitigated with robust mitigation and enhancement strategies. Public footpath CRUD9 is due to be extended as part of a recently permitted development on the site and will pass through the site; this may require diversion (SA Obj. 7). The site is located within a reasonable walking / cycling distance to the centre of the village however consideration of capacity in local schools and health facilities would need to be undertaken. The local primary school is full but expansion may be possible (SA Obj. 9). The site has existing access and is closely related to the village and is within walking distance of the services and facilities within the settlement but part of the route lacks a footway. Scope to extend footpath provision would need to be investigated (SA Obj. 10).</p>

Sustainability Appraisal - Summary of Assessment

Site 3233 - Land at Ridgeway Farm, Crudwell

The assessment has also identified one major and two minor beneficial effects. The site will have a major positive contribution to housing supply and help meet local needs and has the potential to deliver a significant level of affordable units alongside open market units (SA Obj. 8). Minor beneficial effects may also arise as the development would potentially directly assist in the support of viable local shops and services as well as generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 11). Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 12).

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

Table F.5

Sustainability Appraisal - Summary of Assessment

Site OM014

Site Overview

This site option is located in Crudwell. With an area of 1.5 ha the site has a capacity for approximately 40 dwellings, although mitigation measures could reduce this number.

Assessment Results

No major adverse effects have been identified for this site.

Three moderate adverse effects have been identified. The site is within a Groundwater Source Protection Zone 1 and potential significant effects on water quality could arise from development. Any discharge into the local watercourses would need to be at a controlled rate (SA Obj. 3). 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. Any proposals to develop the site would need to be supported by a flood risk assessment (SA Obj. 5b). The site is located to the west of the Crudwell Conservation Area and Development of the site may affect the setting of the conservation area and its significance. as Archaeological potential of the site is low, an archaeological assessment would nonetheless also be required (SA Obj. 6).

The assessment has identified a range of minor adverse effects. There are no designations on the site and no known protected species. BAP Priority habitat (hedgerows) is present on site. Ecological assessment of the site would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate inter alia to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions

Sustainability Appraisal - Summary of Assessment

Site OM014

will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).

Development at this site would result in potential landscape and visual impacts, however it is considered that these could be successfully mitigated with robust mitigation and enhancement strategies (SA Obj. 7). The site is located within a reasonable walking / cycling distance to the centre of the village however consideration of capacity in local schools and health facilities would need to be undertaken. The local primary and secondary schools are full but expansion may be possible (SA Obj. 9). The site has existing access and is closely related to the village and is within walking distance of the services and facilities within the settlement but part of the route lacks a footway. Scope to extend footpath provision would need to be investigated (SA Obj. 10).

The assessment has also identified one major, one moderate and one minor beneficial effect. The site will have a major positive contribution to housing supply and help meet local needs and has the potential to deliver a significant level of affordable units alongside open market units (SA Obj. 8). Moderate beneficial effects may also arise as the development would potentially directly assist in the support of viable local shops and services as well as generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 11). Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 12).

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

Table F.6

Sustainability Appraisal - Summary of Assessment	
Site 3128 - Land off Wick Road, Oaksey	
Site Overview	
	This site option is located in Oaksey. With an area of 0.39ha the site has a capacity for approximately 11 dwellings; although mitigation measures may reduce this number.
Assessment Results	
	No major adverse effects have been identified for this site.

Sustainability Appraisal - Summary of Assessment

Site 3128 - Land off Wick Road, Oaksey

One moderate adverse effect has been identified. The site forms an important open space within Oaksey Conservation Area and is located close to listed buildings; development of the site may affect the setting to these assets and their significance. A Heritage Impact Assessment would be required and mitigation measures may result in the need to reduce the extent and/or density of development. Archaeological potential of the site is 'medium' and archaeological assessment would be required (SA Obj. 6).

The assessment has identified a range of minor adverse effects. There are no designations on the site however there is BAP Priority Habitat (Hedgerow) on site and potential protected species in the wider area. Ecological assessment of the site would be required (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is within Source Protection Zone 2 and potential water quality impacts would need to be investigated. There is capacity in water supply and sewers (SA Obj. 3). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a).

Minor adverse effects have also been identified. There are no surface water systems at this location and surface water flows to land drainage systems. The site would be unable to proceed without a satisfactory surface water outfall being installed. (SA Obj. 5b). Development of the site could affect the character and appearance of the site and its surroundings, though this could be mitigated through a landscape plan incorporated into the development (SA Obj. 7). The site is located within a reasonable walking/cycling distance to limited services and facilities in the village centre however consideration of capacity in local schools and health facilities would be required; the primary school has some surplus places at present. Secondary school capacity is forecast to be full but expansion could be possible (SA Obj. 9). The site is within walking distance of a number of the services within the village however a short section of the route lacks a footway; scope to extend footpath provision would need to be investigated (SA Obj. 10).

The assessment has also identified one moderate and two minor beneficial effects. The site will have a moderate positive effect through the contribution to housing supply and help meet local needs and has the potential to deliver affordable units alongside open market units (SA Obj. 8). The development would potentially have a minor beneficial effect by directly assisting in the support of viable local shops and services as well as generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 11). Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built (SA Obj. 12).

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

Table F.7

Sustainability Appraisal - Conclusions & Recommendations
<p>The aim of this assessment exercise has been threefold:</p> <ul style="list-style-type: none">• Identification of more sustainable (preferred) site options for consideration in the preferred allocations;• Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and• Identification of sites which should not be considered further <p>The following conclusions and recommendations are reached:</p> <p>More sustainable options for development:</p> <ul style="list-style-type: none">• Site 3233 - Land at Ridgeway Farm, Crudwell• <u>Site OM014 - Land at Tuners Lane, Crudwell</u>• Site 3128 - Land off Wick Road, Oaksey <p>Less sustainable options for development:</p> <ul style="list-style-type: none">• No sites area assessed as less sustainable sites in this area of search <p>Sites which should not be considered further:</p> <ul style="list-style-type: none">• There are no sites which should not be considered further in this area of search

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

Assessment of site options

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

Table G.1 Site options resulting from Stage 3

SHLAA ref	Site Name	SHLAA site area (ha)	SHLAA capacity ⁽³⁵⁾
3233	Ridgeway Farm, Crudwell	3.58	70
<i>OM014</i>	<i>Land at Tuners Lane, Crudwell</i>	<i>1.5</i>	<i>40</i>
3128	Wick Road, Oaksey	0.39	11
TOTALS			81-121

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

G.2 The discussion that follows focuses upon place/site specific constraints in the Malmesbury Community Area Remainder that will need to be addressed in policy terms in order to facilitate development. Much of what will be required to support subsequent planning applications will be guided by policies of the Wiltshire Core Strategy, national planning policy, guidance and standing advice. Therefore, matters such as the need for a Flood Risk Assessment and Heritage Impact Assessment will be directed by existing policy/advice and therefore not repeated throughout these reports. However, a range of Community Areas concerns/considerations have been raised by consultees at Stage 4A. For completeness, they are listed in the following table.

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

Generic considerations/ constraints	Requirements to be addressed
<p>Whilst the site options assessed in the Malmesbury Community Area Remainder are not the subject of ecological designations, development proposals would nonetheless need to ensure that existing habitats are protected and, where appropriate, bolstered in order to deliver wider environmental benefits.</p>	<p>Development proposals would need to be supported by a detailed ecological assessment in order to help inform any subsequent housing layout.</p> <p>On-site habitat features would need to be protected and strengthened through any subsequent planning application process.</p> <p>Where appropriate, areas of formal/informal open space should be identified and delivered through a subsequent planning application process.</p>
<p>In relation to groundwater, the area falls within Source Protection Zone 1 and Source Protection Zone 2. A risk based approach to managing the potential impact of development would be anticipated by policy/standing advice.</p>	<p>A hydrological/hydro-geological risk assessment may be required in order to support development proposals.</p>
<p>Parts of Crudwell are constrained in relation to foul sewer capacity and a scheme for improvements would likely be required in order to support development proposals. Whilst there are no planned improvement works scheduled in the area until after 2020, development proposals could help influence the development of the next Action Management Plan (AMP). There would be a requirement for an off-site connecting sewer to land drainage systems for surface water disposal.</p>	<p>An assessment of capacity in existing drainage systems would need to be undertaken in order to support any subsequent planning applications. Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company/Lead Local Flood Authority.</p>
<p>Air quality, noise and lighting would need to be controlled on all sites through any subsequent construction and occupation phases.</p>	<p>Any subsequent planning application process would need to be supported by schemes to mitigate environmental impacts. Such matters are likely to be generic to all sites.</p>

Sustainable drainage.	Housing proposals would need to respond positively to the predicted effects of climate change. Sustainable Drainage Systems (SuDS), rain water harvesting schemes and related measures would need to be designed into development proposals in line with Wiltshire Council's Ground Water Strategy and CIRIA Guidance (Part E, Chapter 25).
Crudwell Primary School is full but expansion could be possible through mitigation to support additional capacity to cater for pupils arising from <i>the</i> development. The school site is capable of expansion.	Mitigation would likely be required for development to proceed. This may take the form of appropriate contributions Hand towards improving pupil capacity <i>and / or securing additional land for new buildings.</i>
Malmesbury Secondary School is forecast to be full but could be expanded.	Mitigation would likely be required for development to proceed. This may take the form of appropriate contributions towards improving school capacity provision.

SHLAA ref	Site Name
Site 3233	Ridgeway Farm, Crudwell

Figure G.1 Site 3233 - Ridgeway Farm, Crudwell

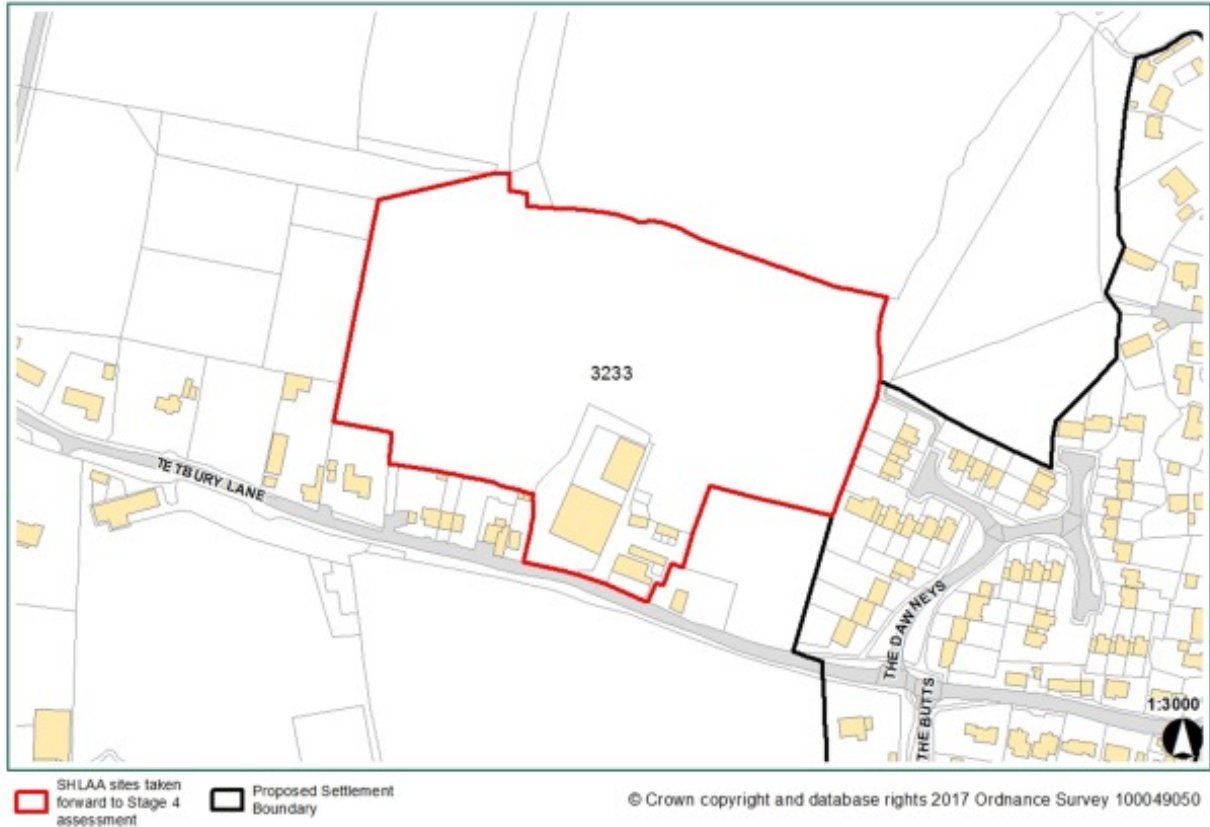


Table G.3 Site 3223 - Ridgeway Farm, Crudwell

SHLAA ref	Site Name
3223	Ridgeway Farm, Crudwell
Step 1	
SA effects and mitigation measures	<p>BIODIVERSITY</p> <ul style="list-style-type: none"> Development proposals would need to conserve and reinforce the existing hedgerow/hedgerow tree (UK Biodiversity Action Plan (BAP) Priority Habitat) network in the area, particularly along the proposed northern and eastern boundaries. <p>EDUCATION</p>

SHLAA ref	Site Name
3223	Ridgeway Farm, Crudwell
	<ul style="list-style-type: none"> Development would lead to a requirement for new education facilities in the local area. This may take the form of appropriate contributions to support expansion. <p>LANDSCAPE</p> <ul style="list-style-type: none"> The site is relatively prominent in the wider landscape and there are also few strong existing features (<i>e.g. hedgerows</i>) on which to create effective boundaries to frame a development. A more modest extent scale of development would better reflect the pattern of development of the village and substantial planting will be necessary to establish a new edge to the village that responds positively to the character of the area.
Accessibility	<p>The site is reasonably well located in relation to village facilities which are within walking and cycling distance. Footways are not present on this part of Tetbury Lane.</p> <p>The development of the site would require highway improvement works to the junction of Tetbury Lane/ A429 in order to provide access and improvements for pedestrians along Tetbury Lane and, elsewhere where feasible, in order to access to the centre of the village. Details in respect of such a scheme would need to be included within any subsequent planning application.</p> <p>Development of the site would also involve an extension of public footpath CRUD9 to the west of the Dawneys, linking with Tetbury Lane to will allow for wider improvements to be delivered in relation to the local PRow network.</p>
Overall suitability	<p>A part of the site has planning permission for the development of 10 dwellings (15/03136/OUT). This permission centres on previously developed land adjacent to Tetbury Lane.</p> <p>A logical boundary that reflects the existing settlement pattern would develop see the development of land between the current consented area and land to the east and north toward the Dawneys. This would allow for a scale of development of approximately 50 dwellings, thereby supporting the expansion of the village primary school. Land to the west of the current consent would remain undeveloped and in agricultural use.</p> <p>The site is also reasonably well-located in terms of access to village facilities and provides opportunities to increase pedestrian and cycle connectivity between the school and village hall.</p> <p>The site is relatively unconstrained and potential adverse effects are minor and considered capable of mitigation.</p>
Step 2	

SHLAA ref	Site Name
3223	Ridgeway Farm, Crudwell
Fit with area strategy	<p>The area vision refers to modest levels of development to meet local housing need and to support rural services and local employment opportunities at large villages in the area.</p> <p>The delivery of approximately 40 net additional dwellings would represent a significant contribution towards meeting the overall indicative requirements for the area. However the ability for this development to deliver the requirement of dwellings to support the extension of the school is a benefit to the community.</p> <p>The WCS points to the need to avoid development that might harm the special qualities of the Cotswolds AONB and this site is outside that designation.</p>
Step 3	
Large Village site fit with Core Policy 1	<p>Development of this site for approximately 50 dwellings would by itself represent a reasonably significant expansion of the village over the remainder of the plan period. There is currently no capacity at the village primary school and an additional classroom is/would be necessary to enable development to proceed. A more significant scale of development at the village may therefore be appropriate in order to support school expansion and provide for local housing needs.</p> <p>Apart from Crudwell all the other large villages are producing neighbourhood plans. The Crudwell Parish Neighbourhood Area was designated in February 2015. However, plan preparation has been put on hold.</p> <p>Additional housing development at Crudwell would address an identified need for housing in the local area. The recent Rural Housing Needs Survey conducted in January 2015 identified a requirement for 6 affordable rented properties and 2 shared ownership properties in Crudwell. These figures only represent the needs of those who responded to the Parish Survey and as such may underestimate the total affordable housing need in the parish.</p> <p>Based on evidence from the Council's housing register, a further 48 households in the local area are actively seeking affordable housing. An allocation of land would bring forward affordable dwellings. This would meet the needs of the local community and clearly provide positive benefits.</p>
Step 4	
Summary	<p>The site would deliver a significant, but nonetheless acceptable and justified level of growth when considered within the context of the indicative housing requirements for the Community Area remainder.</p> <p>A logical boundary that reflects the existing settlement pattern would develop <u>see the development of</u> land between the current consented area and land to the east and north toward the Dawneys. Land to the west of the current consent would remain undeveloped and in agricultural use.</p>

SHLAA ref	Site Name
3223	Ridgeway Farm, Crudwell
	<p>A development of approximately 40 dwellings (in addition to the 10 already permitted) would deliver significant benefits to the village and local area, including: affordable housing; and ability to secure additional capacity at the local primary school. The site is also reasonably well-located in terms of access to village facilities and provides opportunities to increase pedestrian and cycle connectivity between the school and village hall.</p> <p>All potential adverse effects are considered capable of successful mitigation. Therefore, the overall sustainability benefit to be accrued through the development of this site is considered to be good.</p>

Table G.4

<u>SHLAA ref</u>	<u>Site Name</u>
<u>Site OM014</u>	<u>Land at Tuners Lane, Crudwell</u>

Figure G.2 site OM014 - tuners Lane, Crudwell

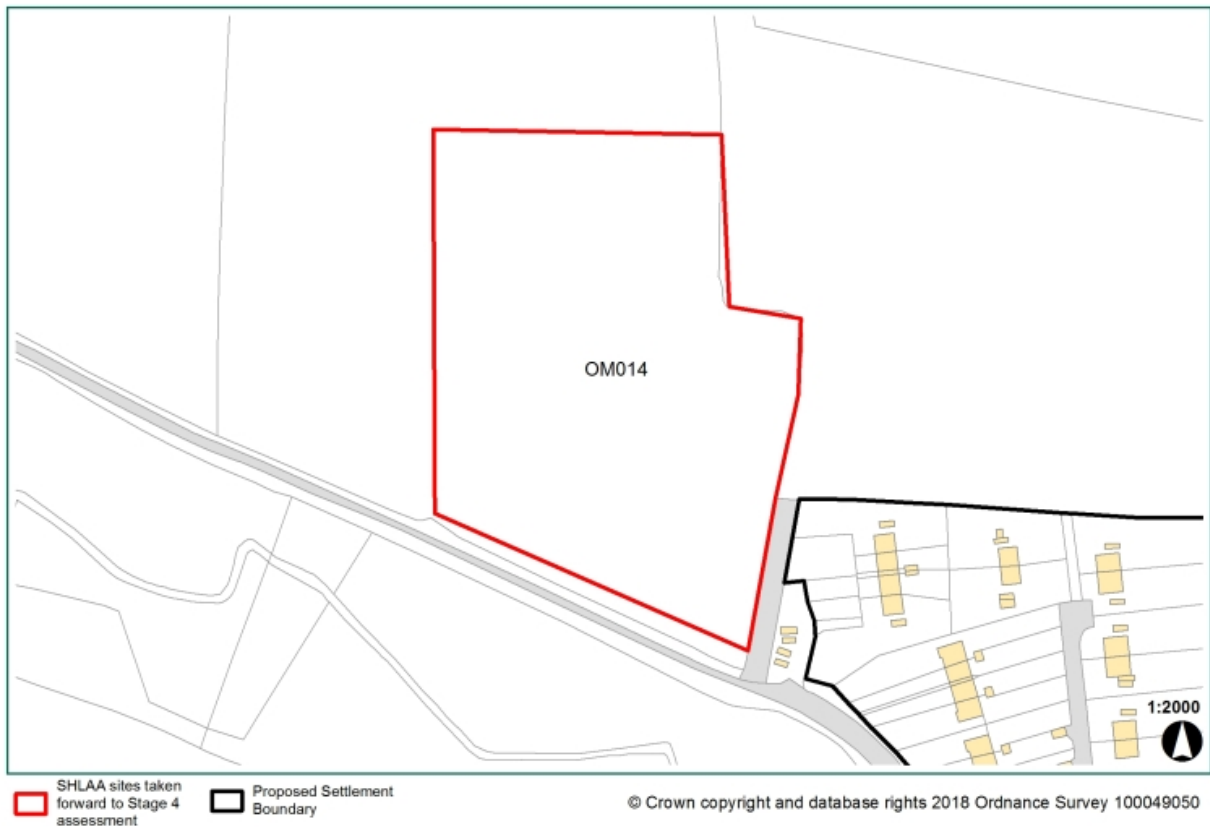


Table G.5 Site OM014 - Tuners Lane Crudwell

<u>SHLAA ref</u>	<u>Site Name</u>
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<u>Site OM014</u>	<u>Land at Tuners Lane, Crudwell</u>
<u>Step 1</u>	
<u>SA effects and mitigation measures</u>	<p><u>BIODIVERSITY</u></p> <ul style="list-style-type: none"> <u>The eastern and southern boundaries of the site are strong and should be retained and enhanced to provide significant opportunities for wildlife. Currently there are no natural field boundaries on the western and northern boundaries of the site these can be delivered as part of future development to ensure greater connectivity to the wider landscape.</u> <p><u>EDUCATION</u></p> <ul style="list-style-type: none"> <u>Development would lead to a requirement for new education facilities in the local area. This may take the form of appropriate contributions to support school expansion.</u> <p><u>HISTORIC ENVIRONMENT</u></p> <ul style="list-style-type: none"> <u>The current open setting of the site contributes to the character of the Crudwell Conservation Area. Development of the site would encroach into the setting of the Conservation Area. Whilst the impact of development on the character or appearance of the Conservation Area is considered capable of mitigation, the impact on the setting would likely reduce the extent and/or density of any housing scheme. Development should be informed by a detailed, site specific Heritage Impact Assessment.</u> <p><u>LANDSCAPE</u></p> <ul style="list-style-type: none"> <u>The visual impact on the wider landscape would need to be mitigated and there is the opportunity to improve the existing settlement edge. The site could be well contained by proposed hedgerow and tree planting to its western edge and proposed woodland to the northern higher parts of the site, which may be more visible from the wider landscape.</u>
<u>Accessibility</u>	<p><u>The site is reasonably well located in relation to village facilities. However, residents are likely to use private vehicles to access a wider range of services and facilities further afield.</u></p> <p><u>The existing carriageway width restrictions may render the delivery of an effective and safe vehicular access/egress off Tuners Lane and footways difficult to achieve. Impacts to the junction of Tuners lane and the A429 would also require consideration. The development of the site would require improvements for pedestrians along Tuners Lane and, elsewhere where feasible, in order to access to the centre of the village. Details in respect of such a scheme would need to be included within any subsequent planning application.</u></p>

<p><u>Overall suitability</u></p>	<p><u>Potential issues with respect to heritage and highway / pedestrian accessibility are considered to be capable of mitigation with little loss of developable area. Indeed the site could be increased to include an area of woodland to the northern higher parts of the site, which may be more visible from the wider landscape.</u></p> <p><u>The site appears reasonably well-located to village services however there is a lack of certainty that comprehensive and attractive routes for pedestrians and cyclists are deliverable. It is also uncertain that the existing carriageway is suitable for increased numbers of vehicles.</u></p>
<p><u>Step 2</u></p>	
<p><u>Fit with area strategy</u></p>	<p><u>The area vision refers to modest levels of development to meet local housing need and to support rural services and local employment opportunities at large villages in the area.</u></p> <p><u>The delivery of approximately 40 dwellings would represent a significant contribution towards meeting the overall indicative requirements for the area. It is a medium proportion of the area's anticipated level of housing and a significant amount of growth. However there would not be sufficient ability for this development to deliver the requirement of dwellings to support the extension of the school is a benefit to the community.</u></p> <p><u>The Wiltshire Core Strategy (WCS) points to the need to avoid development that might harm the special qualities of the Cotswold AONB and this site is outside that designation.</u></p>
<p><u>Step 3</u></p>	
<p><u>Large Village site fit with Core Policy 1</u></p>	<p><u>Development of this site for approximately 40 dwellings would represent a significant expansion of the village over the remainder of the plan period. There is no capacity at the village primary school and an additional classroom is necessary to enable development to proceed. A more significant scale of development at the village may therefore be appropriate in order to support school expansion and provide for local housing needs. However, the site would not fulfil the scale of development needed to deliver this.</u></p> <p><u>Additional housing development at Crudwell would address an identified need for housing in the local area. The recent Rural Housing Needs Survey conducted in January 2015 identified a requirement for 6 affordable rented properties and 2 shared ownership properties in Crudwell. These figures only represent the needs of those who responded to the parish Survey and as such may underestimate the total affordable housing need in the parish.</u></p> <p><u>Based on evidence from the Council's housing register, a further 48 households in the local area are actively seeking affordable housing. An allocation of land for approximately 40 dwellings at Crudwell would bring forward approximately 16 affordable dwellings. This would meet the needs of the local community and clearly provide positive benefits.</u></p>

	<p><u>The emerging Crudwell Neighbourhood Plan is at a formative stage of preparation however it is not sufficiently advanced to address local housing needs at this stage. However, if the emerging neighbourhood plan reaches the 'Regulation 16' stage before the Housing Site Allocations Plan reaches Examination stage, a decision will need to be taken as to the efficacy of pursuing allocations at the village.</u></p>
<p><u>Step 4</u></p>	
<p><u>Summary</u></p>	<p><u>The site would deliver a significant, but nonetheless acceptable and justified level of growth when considered within the context of the indicative housing requirements for the Community Area remainder.</u></p> <p><u>Development of approximately 40 dwellings would deliver benefits to the village and local area, including affordable housing.</u></p> <p><u>However the overall sustainability benefits of developing the site would be marginal due to carriageway width restrictions, the need for significant improvements for pedestrians and cyclists along Tuners Lane and effects on the Conservation Area.</u></p>

SHLAA ref	Site Name
Site 3128	Wick Road, Oaksey

Figure G.3 Site 3128 - Wick Road, Oaksey

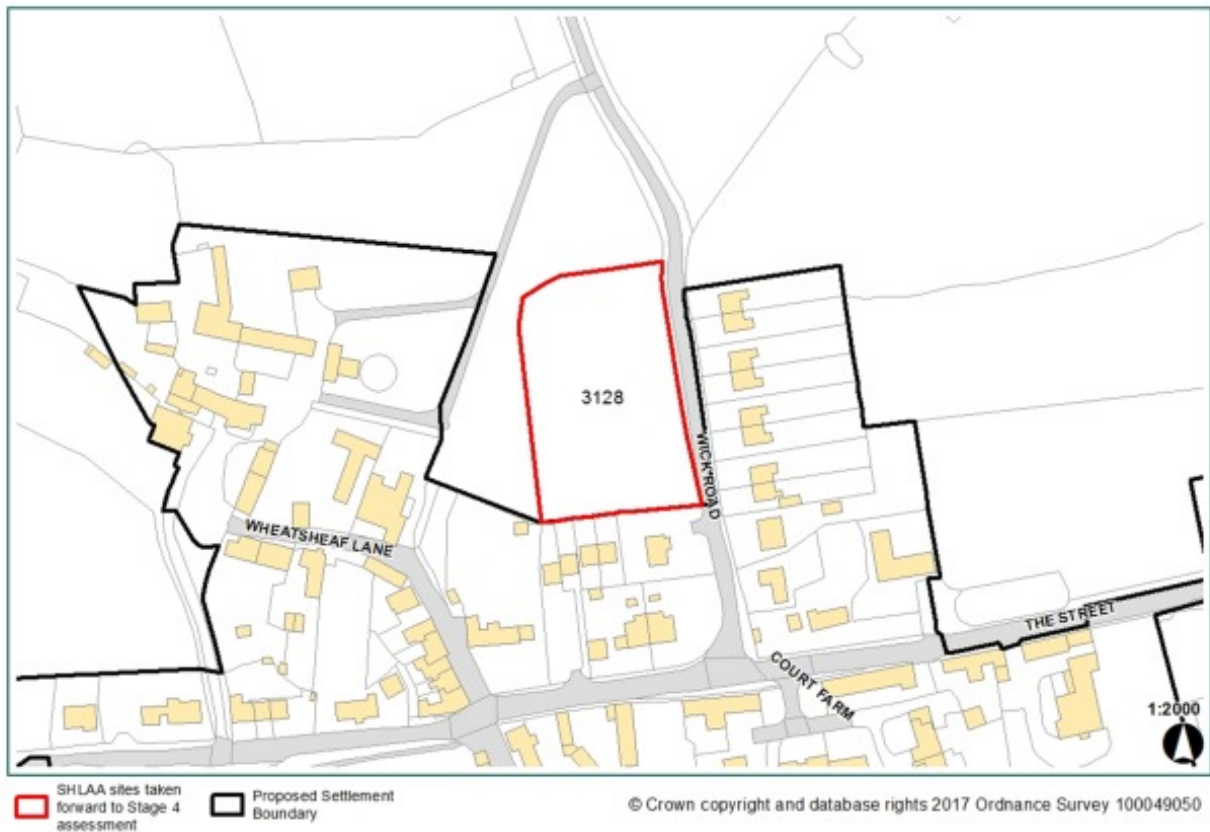


Table G.6 Site 3128 - Wick Road, Oaksey

SHLAA ref	Site Name
3128	Wick Road, Oaksey
Step 1	
SA effects and mitigation measures	<p>LANDSCAPE IMPACT</p> <ul style="list-style-type: none"> The open character is also a local feature of the Conservation Area. The exposed nature of the site, particularly when viewed from the existing public rights of way network (e.g. OAKS 1) would be significantly compromised by built form; and problematic to mitigate. Adding screening to the site to mask development would exacerbate this issue further. <p>HISTORIC ENVIRONMENT</p>

SHLAA ref	Site Name
3128	Wick Road, Oaksey
	<ul style="list-style-type: none"> The site contributes to the character or appearance of the Oaksey Conservation Area and is close to Listed Buildings (Grade II* and Grade II). Development of the site is likely to involve encroachment within the setting of these heritage assets and leading to harm to their significance of these assets. The scope to address these adverse effects is would be restricted by the need to retain the landscape character of the area (see below). Likely harm, though whilst possibly less than substantial, would nonetheless requires a convincing and compelling justification. Addressing, heritage impacts would be likely to substantially reduce the dwelling capacity of the site. <p>BIODIVERSITY</p> <ul style="list-style-type: none"> The site contains hedgerows (UK BAP Priority Habitat) which form wildlife corridors that contribute to connectivity in the wider landscape. Where possible these features should be protected and, where possible, enhanced.
Accessibility	<p>The site is in reasonable proximity to village services and facilities, at an accessible distance in terms of walking and cycling. However some sections lack a footway, as does existing housing on this lane. Improvements would be necessary, including utilising, extending and upgrading PRow OAKS1 on the western edge of the site to the village centre to provide an alternative safe walking route would need to be investigated.</p> <p>Land ownership and existing carriageway width restrictions would render the delivery of an effective and safe vehicular access/egress off Wick Road and footways difficult to achieve. Moreover, the junction with Wick Road and The Street is currently constrained. In overall terms, the existing highway appears to be too constrained to accept development unless delivered via the acquisition of third party land.</p>
Overall suitability	<p>The overall site capacity would need to be substantially reduced in order to preserve the significance of the conservation area. Moreover, development of the site would likely affect listed buildings and their setting. Dwelling capacity would need to be substantially reduced by to accommodate mitigation measures reducing the benefits of developmentdeveloping the site. The site could accommodate approximately 7 dwellings. Development of the site to address highway access would be contingent upon securing third party land. Even then, the feasibility of delivering a safe means of access would be likely to be uncertain.</p>
Step 2	
Fit with area strategy	<p>The area vision refers to modest levels of development to meet local housing need and to support rural services and local employment opportunities at large villages in the area. If this site were allocated for development, it would not achieve this</p>

SHLAA ref	Site Name
3128	Wick Road, Oaksey
	<p>aim to any satisfactory extent. Therefore, a site capacity of approximately 7 dwellings would only marginally contribute towards meeting the indicative housing requirements for the area.</p> <p>The WCS points to the need to avoid development that might harm the special qualities of the Cotswolds AONB and this site is outside that designation.</p> <p>There is a neighbourhood plan being produced for the village which intends to allocate some land for modest levels of development. It is considered that this would be the most appropriate route for bringing forward local growth at the village.</p>
Step 3	
Large Village site fit with Core Policy 1	<p>In comparison to other large villages within the community area, Oaksey has received the second lowest amount of growth over the Plan period to date. Ashton Keynes, Great Somerford and Sherston have experienced significantly more growth.</p> <p>There is some capacity in the village primary school capable of accommodating needs arising from the development of this site.</p> <p>The Oaksey Parish Neighbourhood Plan Area was designated in April 2016. Whilst there is no current local housing needs survey covering the village, it is understood that work is progressing and the steering group are looking to allocate small-scale redevelopment sites within the village to bolster anticipated infill/windfall developments in the near future.</p>
Step 4	
Summary	

Conclusion - selection of preferred sites

Table G.7 Conclusion - selection of preferred sites

Step 5	
Fit with spatial strategy	<p>In comparison to other large villages within the community area, Crudwell has received the lowest amount of growth over the Plan period to date. Ashton Keynes, Great Somerford and Sherston have experienced significantly more growth.</p> <p>The residual requirement for housing in the area of search (Malmesbury Community Area Remainder) is 70 dwellings. All of the large villages except Crudwell are developing neighbourhood plans. Oaksey and Crudwell are the two large villages that have yet to make significant progress on their neighbourhood plan, and for Crudwell the process appears to have stalled at the time of writing.</p> <p>There is one site are three sites at each of these large villages, each of which is deemed to be 'more sustainable' than others assessed.</p> <p>However, the site at Oaksey has considerable issues which would be problematic to address. As such, there is no merit in allocating the site for development within this Plan period.</p> <p>Whilst a development comprising an additional 40 dwellings at Crudwell would represent relatively significant growth, it would nonetheless positively contribute towards meeting the indicative housing requirement for the Community Area remainder. It would also provide wider benefits for the local community by scope to provide for affordable housing and by supporting the expansion of the local primary school.</p> <p><u><i>The combined pool of both sites at Crudwell would deliver considerably more than the indicative 70 dwellings required over the remainder of the plan period. If both sites at Crudwell were allocated then the growth at the village would not represent the modest growth envisaged by the WCS in Core Policy 1. It is therefore necessary to reject one site at this stage of the assessment process in order to ensure the timely delivery of sustainable growth and a solution to the identified shortfall in local education capacity.</i></u></p>
Selection of preferred sites	<p>There is only one site which is considered to be suitable within the Malmesbury Community Area Remainder, at Crudwell. The allocation of this site would broadly align with the Area Strategy and reflect growth rates at the other large villages within the Community Area. Further assessments would be required in order to support any subsequent planning application covering a range of disciplines as outlined for other proposed allocations (e.g. ecological, drainage, landscape) However, in overall terms, the evidence gathered to date indicates that all adverse impacts can be appropriately mitigated.</p> <p><u><i>At Crudwell, development at two sites totalling approximately 80 dwellings would not reflect modest growth. Development is constrained by school capacity and any further development would need to provide new facilities at the local primary school which would require approximately 40-50 dwellings to provide sufficient contributions.</i></u></p>

	<p><u>The site at Tuners Lane has several constraints in relation to heritage assets and accessibility which make the site less sustainable in comparison to the site at Tetbury Lane.</u></p> <p><u>The allocation of the site at Tetbury Lane comprising an additional 40 dwellings at Crudwell would represent relatively significant growth, it would nonetheless positively contribute towards meeting the indicative housing requirement for the Community Area remainder. It would also provide wider benefits for the local community by scope to provide for affordable housing and by supporting the expansion of the local primary school.</u></p> <p><u>Further assessments would be required in order to support any subsequent planning application covering a range of disciplines as outlined for other proposed allocations (e.g. ecological, drainage, landscape). However, in overall terms, the evidence gathered to date indicates that all adverse impacts can be appropriately mitigated.</u></p>				
<p>Preferred sites</p>	<p>The following site is considered to be achievable and deliverable site was identified for allocation at Crudwell in the Malmesbury Community Area Remainder:</p> <p>Table G.8</p> <table border="1" data-bbox="323 920 1152 1046"> <thead> <tr> <th data-bbox="323 920 708 981">Site name</th> <th data-bbox="708 920 1152 981">Approximate dwelling capacity</th> </tr> </thead> <tbody> <tr> <td data-bbox="323 981 708 1046">Ridgeway Farm</td> <td data-bbox="708 981 1152 1046">40</td> </tr> </tbody> </table>	Site name	Approximate dwelling capacity	Ridgeway Farm	40
Site name	Approximate dwelling capacity				
Ridgeway Farm	40				

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For further information please visit the following website:

<http://www.wiltshire.gov.uk/wiltshsgsiteallocationsplan.htm>

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