

Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report

ATKINS

Annex 1 A.7 Tidworth and Ludgershall Market Town

Wiltshire Council

June 2017

ANNEX 1 – Tidworth and Ludgershall Market Town

SITE OPTIONS ASSESSMENT TABLES

A.7. Tidworth and Ludgershall Market Town

Tidworth and Ludgershall Market Town - Stage 3 Site Assessment Tables

Site considered in this Area of Search

Site 553 – Land at Empress Way, Ludgershall

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

Site 553 – Land at Empress Way, Ludgershall

Ludgershall

Site 553 – Land at Empress Way, Ludgershall

Site context

Site size: 14.89ha Site capacity: approximately 188 dwellings

The site comprises a series of fields on the southern edge of Ludgershall. Land on the west of the site at Granby Gardens is the subject of a development brief prepared by Kennet District Council in 2006 and is allocated for housing. This part of the site is under construction for the delivery of 181 units. The site is formed of open agricultural fields, with public rights of way at the boundaries. The site is flat, and relatively featureless with no existing screening on its east or south boundaries. Access to the site is from Empress Way, and a further potential access route has been approved as part of the Granby Gardens redevelopment site. The site is well located to the town centre.

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

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity	There is a significant hedgerow / tree-line along the eastern boundary of the nursery. Hedgerow field boundaries would need to be retained in the public realm, and protected and enhanced. The northern site boundary abuts a railway line with
--	--

restoration?	associated trees and scrub, with potential for reptiles. There is also potential for reptiles in the north-western field (Granby Gardens). Hedgerows, tree lines and adjacent woodland/scrub have potential for use by foraging/commuting bats. There is an opportunity to plant a new hedgerow or create other new habitats along the southern boundary through the existing arable field. The majority of the site comprises arable land. An area of scrub with a spring offsite to the north-eastern corner should be protected with an adequate buffer. Development of this site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundaries. However, the site is currently in arable use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration. There are no Tree Preservation Orders affecting this site. Ecological assessment would be required at planning application stage to determine the extent of habitat/species, and appropriate mitigation.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	Development at the settlement could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through increased water abstraction. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features, such as through improvement and connection to the adjacent public right of way network and retention and enhancement of habitat features through publicly accessible parts of the site.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. The site has hedgerow boundaries (UK BAP priority habitat), and would need to be

species?	protected accordingly. Ecological assessment would be required at planning application stage to determine the extent of habitat/species, and appropriate mitigation.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through increased water abstraction. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 1	
<p>The site adjoins the southern edge of Ludgershall, and comprises agricultural land and a former garden centre site (Granby Gardens) on the western part of the site which is under construction for residential redevelopment. The site has hedgerow boundaries (UK BAP priority habitat) and there is some potential for protected species; ecological assessment at planning application stage would be required to determine potential effects and mitigation. Due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</p> <p>Overall it is considered that the likely effects would be moderate adverse against this objective.</p>	

SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the market town of Ludgershall, which benefits from a good range of facilities and infrastructure. The site is on the edge of the settlement although parts of the site are within a reasonable walking/cycling distance to the town. Future residents may still rely on the private vehicle to access some of these services which are not within walking or cycling distance. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence having regard to its prominence in the landscape and the need to reflect local built vernacular.
2. Maximise reuse of previously developed land where possible/appropriate?	The central and eastern part of the site is greenfield and does not appear to include any previously developed land. The site also includes land at Granby Gardens, which would constitute previously developed land, although already benefits from planning permission for the development of housing which is under construction, and would not form part of an allocation.
3. Encourage remediation of contaminated land?	The site (excluding land within the Granby Gardens redevelopment area) is located on greenfield land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at the undeveloped part of the site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. However, if the land were to be Grade 1, 2 or 3a best and most versatile agricultural land and given the size of the development and location such a loss would be minor.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.

Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 2	
<p>The central and eastern part of the site (outside of the Granby Gardens redevelopment area) comprises greenfield land which would be lost through development of this site. However, the site adjoins a market town which benefits from a range of facilities and services, and could deliver optimum densities subject to respecting the prevailing densities of surrounding redevelopment, and delivery of mitigation buffers (e.g. landscape and ecology).</p> <p>The agricultural land quality of the site is unknown at this stage. However, if the land is assumed to be best and most versatile agricultural land given the size of the development any such loss would be considered minor adverse.</p> <p>Overall the effects are considered to be minor adverse against this subjective.</p>	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	In line with national and local plan policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the water supply catchment area of Wessex Water. There is limited capacity available from local distribution mains and a capacity appraisal would be required to confirm network improvements for a large scale development. Network reinforcements may be required. The site is in the sewerage catchment area of Southern Water, and evidence indicates that there are no fundamental reasons why the site could not be allocated. It is likely that investment would be required to deliver additional wastewater treatment capacity and additional capacity in the sewerage network that conveys flows to the wastewater treatment works. It would be important that the timing of new development is co-ordinated with the provision of infrastructure. This is not a constraint to development as additional capacity could be provided by making a connection at the nearest point of adequate capacity.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. A capacity appraisal would be required to confirm network improvements for a large scale development.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.
4. Consider the need for adequate	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage.

provision of surface water and foul drainage?	Consideration should be given to the inclusion of Sustainable Drainage Systems (SuDS) in accordance with CIRIA Guidance part E chapter 25, where feasible, within any subsequent masterplanning process to control the risk of surface water flooding from impermeable surfaces. The area is within a high ground water level zone thus the effectiveness of soakaways could be an issue, and this would need to be looked at in detail through site investigations. The site is in the sewerage catchment area of Southern Water. There are no identified constraints in this regard. However, additional wastewater treatment capacity and additional capacity in the sewerage network would be required.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site does not fall within a Source Protection Zone.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction will need to be considered further through an appropriate assessment if the site is taken forward into any subsequent stage of the selection process.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p>Infrastructure capacity has been identified as a potential issue which may require reinforcement should the site be allocated. In relation to sewerage infrastructure, additional capacity may also be required but this would not be an overriding reason not to take the site forward.</p> <p>Due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.</p> <p>Overall it is considered that the likely effects would be moderate adverse against this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maintain and improve local air quality?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.

	<p>Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the site is within 500m of key services and facilities and therefore accessible by foot and cycle. This should help limit the extent of additional traffic emanating from the site. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing.</p> <p>Developers of the site could assist in providing opportunities to improve local air quality through making purchasers/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The northernmost part of the site adjoins a railway line which used to service the Army depot (now disused). Most of the Army depot is now subject to planning permission for redevelopment and the railway line does not extend beyond that site. If in the future part of the railway was brought back into use it is unlikely trains would run past this site in large numbers, so the effects are considered to be negligible. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

4. Seek to reduce development in or near to AQMAs ¹ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	The HRA Screening confirmed that while development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with Core Strategy policy CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with Core Strategy policy CP55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 4</p> <p>The site is located within 500m of some of the services and facilities in the market town of Ludgershall, although overall there are likely to be negative impacts arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Mitigation measures would need to be developed in accordance with national and local plan policy. Overall this site is likely to have minor adverse effects on this objective.</p>	

¹ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

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

location and design of development, ensuring that development can adapt to any future flood risk scenarios?	should be informed by a site specific flood risk assessment (FRA) as the site is greater than 1ha in size. As part of any assessment and drainage strategy for development, groundwater levels should be monitored in accordance with the Council's Groundwater Strategy. In addition, any drainage strategy for the development of the site should have regard to CIRIA guidance, Part E, Chapter 25.
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials).</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The ability of the site to accommodate SuDS as part of a development scheme is currently unknown. The northern part of the site indicates potential surface flooding and ground water issues. The area is within a high ground water level zone thus the effectiveness of soakaways could be an issue. Site investigation works would be required. Drainage solutions may result in a reduced area being available for buildings.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, consideration would need to be given to the control/management of surface and groundwater.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 5b</p> <p>The site is located fully in flood zone 1, and therefore would be a sequentially preferable location for development in terms of flood risk. A solution for effective surface and groundwater management will need to be demonstrated through site investigations and a Flood Risk Assessment and Drainage Strategy submitted with any future planning application. The FRA/Drainage Strategy for the site would need to be informed by monitoring groundwater in accordance with the Council's Groundwater Strategy as well as CIRIA guidance, Part E, Chapter 25. Mitigation measures might reduce the developable area since the use of SuDS is likely to be problematic. With regard to SA Objective 5b, the likely effects are considered to be minor adverse against this objective.</p>	

SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site is located approximately 200m from the boundary of the Ludgershall Conservation Area. The site is separated from the Conservation Area by existing development and development on this site is unlikely to have an impact on the Conservation Area. The site is located approximately 500m from the Ludgershall Castle and Ludgershall village cross Scheduled Monuments (SMs). The site is separated from the SMs by existing development and it is unlikely that development on this site would have a negative impact on these heritage assets. There are no listed buildings in the vicinity of the site.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential/sensitivity of the site is considered to be 'low/medium' and it is noted that archaeological evaluation has already been carried out on part of the site. An archaeological assessment would be required as part of any future planning application on the remainder of the site. The historic landscape sensitivity of this site is considered to be 'low'. The site is described as 'modern fields created by altering post medieval fields', which is a 'common/frequent landscape character'.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing would deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. In accordance with legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance. The site is spatially separated from the Ludgershall Conservation Area and there are unlikely to be any effects on this designation.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	In accordance with legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.

obligations?	
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 6	
Development in this location is unlikely to give rise to significant negative impacts on the historic environment of Ludgershall, although some minor impacts could be expected. On the basis of available evidence, there would be a need to undertake further archaeological assessment as part of any future planning application. Overall the likely effects are considered to be minor adverse against this objective.	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>In terms of landscape character the site falls on the eastern edge of the Salisbury Plain East within an area of High Chalk Plain landscape typology. This landscape character is described in the County Landscape Character Assessment as being of strong character and is in good condition. It defines the strategy for this type of landscape as one of conservation of the open and isolated character of the plain along with the vast areas of calcareous grass land and sites of historic interest. Any subsequent masterplanning/planning application process would need to make provision for the continued conservation of the character and appearance of the area.</p> <p>While development may have an urbanising effect on this part of Ludgershall, the site is of a size whereby landscape mitigation could be employed at the site boundaries and throughout the site to mitigate the effects.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces.
4. Conserve and enhance areas with landscape designations and take account of their management	The site is separated from the North Wessex Downs AONB by the existing development of Ludgershall and it is unlikely that there would be any landscape impact on the AONB arising from development in this location.

objectives, in particular for the three local AONBs ² ?	
5. Protect rights of way, open space and common land?	Development in this location would be likely to have an impact on views from various public rights of way, such as LUDG1, LUDG2 and LUDG34, although these footpaths could be retained as part of the development, and there may be an opportunity to enhance these routes. The site is of a size where additional connectivity through the site to existing networks could be achieved. The site is largely formed of agricultural land that is not accessible to the public. The public rights of way that cross the site would need to be retained through any future development of the site. Development in this location would not result in loss of amenity greenspace.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 7</p> <p>The site is largely in agricultural use and is of an open character. While development may have an urbanising effect on this part of Ludgershall, the site is of a size whereby landscape mitigation could be employed at the site boundaries and throughout the site to mitigate the effects. The level of effect would depend on the design of developments and employment of appropriate mitigation.</p> <p>There may be some effect on the local public rights of way network although these could be retained as part of the development, and there may be an opportunity to enhance these routes. The site is of a size which could deliver areas of public open space or green infrastructure within the site.</p> <p>Overall it is considered that the effects would minor adverse against this objective.</p>	

² Cotswold AONB, Cranborne Chase and West Wiltshire Downs AONB, North Wessex Downs AONB

SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	The allocation and development of the site would appropriately respect the settlement hierarchy, by delivering a significant number of homes at the market town of Ludgershall.
5. Ensure an adequate provision of housing in the towns to accommodate employment expansion?	The allocation of the site for housing would assist in increasing availability of accommodation for the local workforce.
6. Consider the emerging Neighbourhood Plans?	Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Ludgershall.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would boost housing delivery at Ludgershall, and would not prejudice the delivery of suitable and sustainable development to come forward at the more rural communities.
Assessment outcome (on balance) + +	
SUMMARY OF SA OBJECTIVE 8	
<p>The site is a large site that could contribute considerably towards Wiltshire's housing supply. The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Other policies in the Core Strategy also require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a significant level of affordable units alongside open market units. It is considered that allocation of this site would have moderate positive effects</p>	

against this objective.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site could provide opportunities for high quality design and layout that could enable social integration and inclusion whilst incorporating features to help reduce crime and the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could provide opportunities to improve cycling and walking routes to local services/ facilities/ employment.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site could provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The site would be sustainably located with opportunities to access local health facilities, including The Castle Surgery (approximately 500m distance) and Salisbury Plain Health Partnership – Ludgershall Surgery (approximately 600m distance). Ludgershall town is well served for GP surgeries.
5. Maximise opportunities within the most deprived areas?	<p>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Ludgershall area through housing provision, short-term construction jobs and a larger workforce for local businesses.</p> <p>This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. Development of this site is not likely to have any adverse effects on deprived areas but likely to contribute to improving poverty and deprivation levels in this area.</p>
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Development of this site is unlikely to reduce rural isolation to any great extent as the housing will be meeting the needs of Tidworth and Ludgershall primarily.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus.

<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?</p>	<p>With both civilian and military housing planned in the area, a new primary school on the Corunna Barracks site is due to be opened in Sept 2019. The new school will have up to 420 places and will be able to accommodate the planned military moves and housing already identified in the Housing Land Supply Statement 2016 (including WCS strategic allocation at Drummond Park). Forecasts suggest that there would be space in the school for a maximum of 50 additional pupils, which would enable a maximum of another 150 houses to be approved in the area. This will be a consideration in determining the level of additional housing that can be planned for in this area. An additional new primary school may be required to accommodate pupil numbers from significant further development in the area, over and above this number.</p> <p>With regard to secondary education, Wellington Academy is currently being expanded to cater for the pupils that will soon begin moving into the secondary phase. A further phase of expansion will be required to meet the demands of army rebasing and more housing.</p>
<p>Assessment outcome (on balance) -</p>	
<p>SUMMARY OF SA OBJECTIVE 9</p> <p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities, including a Tesco Express which is accessible from Empress Way via a pedestrian crossing over the railway line. The site is well located to the settlement. The site is also within an accessible distance to The Castle Surgery (approximately 500m distance) and Salisbury Plain Health Partnership – Ludgershall Surgery (approximately 600m distance), which are also accessible via the pedestrian crossing over the railway line. Ludgershall town is well served for GP surgeries premises.</p> <p>Forecasts suggest that there would be space for a maximum of 50 additional primary pupils at the new school on the Corunna Barracks site, which would enable a maximum of another 150 houses to be approved in the area. An additional new primary school may be required to accommodate pupil numbers from significant further development in the area, over and above this number. Site 533 has an approximate capacity of 188 dwellings. There is also pressure on secondary provision in the area, which would require further expansion. Overall it is considered that this site would have a minor adverse effect against this objective.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p>There are connecting footways on Empress Way which could be extended into the site to provide pedestrian accessibility. There is also scope to create connections to the existing PRoW network, and provide safe cycling accessibility.</p>
<p>2. Ensure new development incorporates facilities and</p>	<p>Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to</p>

infrastructure for cyclists?	provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site adjoins the market town which benefits from a good range of services, facilities and employment opportunities, including a Tesco Express which is accessible from Empress Way via a pedestrian crossing over the railway line. The site is well located to the settlement. Future residents may still choose to rely on a private vehicle for some trips.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 10	
<p>The site adjoins a market town which benefits from a good range of services, facilities and employment opportunities. The site is in an edge of town location, where residents could reasonably make sustainable transport choices other than the private car to reach services and facilities in the town centre. Andover Road, Ludgershall is served by bus stops which form part of the Salisbury – Amesbury – Tidworth – Andover ‘activ8’ service. The service is frequent and regular. Pedestrian access to Andover Road is via the railway crossing from Empress Way. Development in this location provides for reasonably good access to a range of services and facilities. There is a concern that the junction in the town centre, Memorial Junction, will suffer excessive delays as a result of a large development which would need to be mitigated. Overall it is considered that this site would have a minor adverse effect against this objective.</p>	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of viable local retail, leisure and/or employment centres. The site located some 750m from the Castledown Business Park which is a Principle Employment Area allocated by the Core Strategy. Development of site 553 has the potential to boost the local workforce which could help to stimulate business development on the Castledown Business Park and in other parts of the town.
2. Support the rural economy?	The site would boost the number of homes in Ludgershall and thereby increase the population of the area. This would potentially assist in the support of some viable rural services and facilities. However, development of this site is more likely to support services and facilities in the town itself.
Assessment outcome (on balance) +	

SUMMARY OF SA OBJECTIVE 11	
The allocation of this site would boost the number of homes and thereby increase the population of the area. This would potentially directly assist in the support of local retail, leisure and employment uses, including the Principle Employment Area at Castledown Business Park. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. It is expected that development in this location would support the viability of Ludgershall town centre. The effects are considered to be minor positive overall against this objective.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	Castledown Business Park is a safeguarded employment site in Ludgershall, and there are also a large number of other businesses and services which provide for sources of employment. An increased level of housing growth in the town should help to support the vitality and viability of existing employment areas in Ludgershall.
2. Provide a focus for development in Salisbury and Trowbridge?	In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to one of the larger settlements in the East HMA, thereby potentially improving self-containment. This site is not located at Salisbury or Trowbridge; the housing delivered at Ludgershall would boost the five year supply position in the East HMA (rather than the South or North/West HMA) where Salisbury and Trowbridge are located.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 12	
Allocation of the site could help to support the vitality and viability of the services and existing employment areas in Ludgershall by increasing the local population. Overall it is considered that allocation of this site would have benefits and largely meet the aim of SA Objective 12.	

Atkins
Euston Tower
30th Floor
286 Euston Road
London
NW1 3AT



This document was published by the Spatial Planning team, Wiltshire Council, Economic Development and Planning Services.

For further information please visit the following website:

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