

# **Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report**

**ATKINS**

## **Annex 1 A.8 Tisbury Community Area Remainder**

Wiltshire Council

June 2017

# **ANNEX 1 – Tisbury Community Area Remainder**

## **SITE OPTIONS ASSESSMENT TABLES**

## A.8. Tisbury Community Area Remainder

### Tisbury Community Area Remainder - Stage 3 Site Assessment Tables

#### Sites considered in this Area of Search

<b>Site 3449</b> – Badges View, Fovant	<b>Site 3450</b> - Land at Pembroke Farm, Fovant
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#### Sites being taken forward by Wiltshire Council from this stage to Stage 4

None

#### Fovant

#### Site 3449 – Badges View, Fovant

<b>Site context</b>	
Site size: 0.8ha. Site capacity: approximately 20 dwellings	
The site forms part of a much larger field which comprises arable farmland. It is located to the south of the A30, which at this location rises out of the village. This part of Fovant is verdant, characterised by mature trees and hedgerow that line the A30. Views of the site are limited from the main road due to vegetation on the boundaries. However, the site is visible from the bridleway to the south FOVA17 where it is clear that it forms part of a much larger field and relates well to the surrounding open countryside which is characterised by rural buildings and East Farm.	
<b>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</b>	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats such as hedgerows on field boundaries. However, it also provides the opportunity to retain, enhance and actively manage hedgerows and trees on the field boundaries as well make appropriate provision for Green Infrastructure. Consequently, the risk of habitat fragmentation in the local area would be

	reduced.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	<p>The site is within a consultation zone for the Chilmark Quarries bat SAC. as well as being within the catchment of the River Avon SAC. The vegetation on the sites boundaries, especially along the A30, might potentially provide suitable environments for bats (greater horseshoe bats and barbastelle) i.e. commuting corridors or foraging areas. An ecological assessment will be required in support of any planning application to identify any necessary mitigation measures as well as inform the layout and design of the development, the scale of which might be reduced as a consequence. Notwithstanding this, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.</p> <p>Site specific effects on the River Avon SAC are unlikely.</p> <p>Knapp and Barnett's Downs SSSI are approximately 1 km south east of site. Fovant Down (The Badges) County Wildlife Site (CWS) approximately 500m south east of the site. Given the distance from the site both designations are unlikely to be affected by development on this site.</p>
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase community engagement with designated and non-designated biodiversity features. Precise measures, if appropriate would be considered as part of any future planning applications.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There are no river corridors within or adjacent to this site. Protection should be given to mature trees along the boundary with the A30 and the western boundary and where necessary and appropriate these should be enhanced.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements and protecting BAP habitats/species (hedgerows and bats). However, an ecological assessment would be needed to confirm this.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Chilmark Quarries SAC through habitat loss / damage. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.

8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. The development of the site would offer opportunity to protect designated ancient woodland features through off-site contributions towards Fonthill Terrace Woods Ancient Woodland / Country Wildlife Site.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council’s guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary of SA Objective 1</b></p> <p>Features at the boundaries such as hedgerows and trees are UK BAP Priority Habitats and may provide a habitat/support system for bats. Ecological assessments and further details on the proposals will be required to accurately assess likely impacts. There is potential to create or enhance habitats/biodiversity through development of the site and the retention of trees and hedgerows on the western and northern boundaries of the site as well as Green Infrastructure. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Chilmark Quarries SAC through habitat loss / damage. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</p> <p>On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.</p>	
<p><b>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</b></p> <p>Decision Aiding Questions. Will the development site...</p>	

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The accessibility of this site is considered to be good, given its distance from the High Street, and with good access to key local facilities and infrastructure. Bus services to Tisbury, Salisbury and Shaftesbury are available from Fovant with stops in the High Street and the A30 in walking distance of the site.</p> <p>However, residents would still be likely to rely upon the use of the private car to reach larger services and facilities. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and having regard to its proximity to the Conservation Area, its location within the AONB as well as any ecological mitigation measures that may be required.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>This is a greenfield site and there is no potential for maximising the reuse of previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
<p>5. Protect and enhance soil quality?</p>	<p>No information is currently available in relation to soil quality. However, in line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected.</p>
<p>6. Protect the best and most versatile agricultural land?</p>	<p>There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.</p>
<p>7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?</p>	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>Additionally, the site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>

**Assessment outcome (on balance) -**

**Summary of SA Objective 2**

This is a greenfield site which is considered to be well related to the centre of Fovant and the services and facilities available, including bus services from the High Street. There are no known contamination issues and therefore unlikely to require remediation. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. No up to date information is held as to the grade of agricultural land on site. However, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.

Overall, minor adverse impacts are envisaged on this SA Objective and mitigation measures are considered to be achievable.

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

Decision Aiding Questions. Will the development site...

<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water. There is adequate capacity to supply the site with water. Any further demand on foul drainage will require a capacity assessment to be undertaken by Wessex Water to determine the extent of any works but this will not hinder the delivery of the site within the plan period.</p> <p>Surface water flooding occurs nearby to the site on the A30 a contributory factor being groundwater levels and underlying chalk. Suitable drainage systems need for storm water disposal would need to be investigated through a drainage strategy for the site.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In the light of capacity issues associated with the additional pressure on the sewerage network, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>
<p>4. Consider the need for adequate</p>	<p>Fovant has no public surface water system and is underlain by chalk. Consequently, it is likely to be</p>

<p>provision of surface water and foul drainage?</p>	<p>susceptible to seasonal groundwater levels and surface water flooding has occurred nearby on the A30. Surface water drainage attenuation measures, including the monitoring of groundwater levels (in accordance with the Council’s Groundwater Strategy and CIRIA guidance, part E, chapter 25) for storm water disposal would need to be addressed and may have an impact on the net developable area. The use of SuDS could be problematic. Foul drainage capacity would need to be assessed to accommodate development on the site. It is unlikely that on-site provision would be acceptable.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p> <p>The site is within Groundwater Source Protection Zone 3 and there are implications for pollution of water resources. There is potential to mitigate any impacts through pollution prevention measures in consultation with the Environment Agency.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the catchment of the Hampshire Avon. The Nadder sub-catchment is not understood to be at risk of low-flows from abstraction.</p>
<p><b>Assessment outcome (on balance) - -</b></p>	
<p><b>Summary of SA Objective 3</b></p> <p>Residential development on this site would result in a limited increase in demand for the supply of water and foul drainage, the latter of which needs to be assessed in order to determine available capacity and necessary improvements. Given the geology of the area and groundwater sensitivities, the provision of SuDS and other attenuation measures might be problematic and could reduce the net developable area.</p> <p>The site is located within Groundwater Source Protection Zone 3 and in proximity to a watercourse which drains into the River Avon, so there is potential for surface water pollution caused by surface water run-off. However, there is the potential to introduce pollution prevention measures in consultation with the Environment Agency and the Council’s drainage team.</p>	



Overall, it is considered that effects are moderate adverse since mitigation could be problematic.

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

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Fovant does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but minor effects are likely.</p> <p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. Development is likely to increase local commuter traffic, which may impact on local air quality although the site is within a central location and village services could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>The site is adjacent to a road (A30) and such is likely that noise pollution will impact residents of the site. A noise impact assessment would be required.</p>
<p>3. Mitigate the impacts from uses that</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation)</p>

generate NO <sub>2</sub> , SO <sub>2</sub> and PM <sub>10</sub> or other particulates?	impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAS <sup>1</sup> ?	The site is not situated within, adjacent to, or in proximity to a designated AQMA. As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of this site will increase traffic on local roads, which may impact on local air quality. Due to proximity to some local services which are accessible by foot or cycle, the affects from the site. There are also bus stops close to the site on the High Street. Measures will need to be developed to mitigate the effects of the use of the private car on local air quality by allowing good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.

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<sup>1</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

**Assessment outcome (on balance) -**

**Summary of SA Objective 4**

The site does not fall within a designated AQMA. Notwithstanding the cycling and public transport opportunities to future occupiers of the site, the development will increase local vehicular traffic, which may adversely affect air quality locally for existing residents and future occupiers. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs.

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

A Noise Impact Assessment should be undertaken and submitted with any development proposals given the location of the site adjacent to the A30. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.

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

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

Decision Aiding Questions. Will the development site ...

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

<p>4. Minimise contributions to climate change through sustainable building practices?</p>	<p>Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.</p>
<p><b>Assessment outcome (on balance) -</b></p>	
<p><b>Summary of SA Objective 5a</b></p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	
<p><b>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is wholly located within Flood Zone 1. However there is an area of Flood Zone 2/3 approximately 100m to the south west of the site on lower ground.</p> <p>As such, the development of the site would need to ensure that surface water run-off would not contribute to an exacerbation of flood risk from fluvial sources, a tributary of the River Nadder, within Flood Zone 2/3. This site is underlain by chalk and may be susceptible to seasonal groundwater levels, with implications for surface water. Monitoring will be required in accordance with the Council's Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a suitable storm water disposal system which may have an impact on the size and area of development. The design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk.</p> <p>The layout design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>

<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>Wiltshire will experience:</p> <ul style="list-style-type: none"> <li>• hotter summers;</li> <li>• milder winters;</li> <li>• increased periods without rain;</li> <li>• increased intensity in rainfall; and</li> <li>• more extreme weather events.</li> </ul> <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>The ability of any development to accommodate SuDS on site is currently unknown at this time in the light of geological conditions and the need for groundwater monitoring. Drainage solutions might affect the developable area of the site.</p> <p>Storm water disposal also needs to be considered as part of any surface water strategy especially given localised flooding on the A30. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25.</p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p>Notwithstanding the limited risk of fluvial flooding, a drainage strategy/Flood Risk Assessment is required to be submitted as part of any future planning application that considers a strategy for the disposal of surface water (including storm water) and identifies mitigation measures needed to reduce the risk of flooding to people and property.</p>
<p>5. Protect and enhance the natural function of floodplains?</p>	<p>In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.</p>
<p><b>Assessment outcome (on balance) - -</b></p>	

**Summary of SA Objective 5b**

Whilst the site is wholly located within Flood Zone 1, there is an area of Flood Zone 2/3 approximately 100m south west of the site and mitigation measures will be required to ensure existing greenfield surface water run-off rates are improved. This can be achieved through measures, including SuDS which may also attenuate surface runoff. However, there are some limitations due to the underlying chalk and potential groundwater issues resulting in some measures (such as infiltration and soakaways) being ineffective in controlling run-off. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25.

Overall, mitigation is considered problematic therefore the effects on this objective are considered to be moderate adverse.

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

Decision Aiding Questions. Will the development site...

<p>1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks &amp; Gardens?</p>	<p>The site lies some 60 metres to the east of the designated Fovant Conservation Area (southern section) and some 600 metres north of the elevated Fovant Chalk Badges, a Scheduled Monument. The grounds of the former Cross Keys Inn, a Grade II listed building adjoins the western boundary of the site. Subject to a more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are unlikely but in the event they arise, they would seem capable of mitigation.</p> <p>Development of the site would be unlikely to affect the setting of the Scheduled Monument due to its distance.</p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p>This site has medium archaeological potential. The site has been evaluated and there is a possible medieval settlement in the vicinity. Accordingly further archaeological assessment would be required to support any planning application for the development of the site.</p> <p>The historic landscape character sensitivity is considered to be medium. Modern fields created by altering post medieval parliamentary fields. Common/frequent landscape character.</p>
<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p>Not applicable, as there are no historical buildings or buildings of significant local interest on the site.</p>
<p>4. Maintain and enhance the character and distinctiveness of settlements</p>	<p>The site is located close to the eastern edge of the Conservation Area. There are no published management objectives for the Fovant Conservation Area. Fovant is predominantly a linear village with built form focussed</p>

<p>through high quality and appropriate design, taking into account the management objectives of Conservation Areas?</p>	<p>on development around High Street extending southwards across the A30. Development along the A30 would be likely to uncharacteristically extend the built form along the A30. The site relates more to the surrounding open countryside, being part of a much larger field.</p> <p>In relation to the effect of development on the setting of the Conservation Area, subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. There may be adverse effects but some aspects would seem capable of mitigation.</p>
<p>5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?</p>	<p>Not applicable to this site.</p>
<p>6. Protect, manage and present the Stonehenge and Amesbury WHS in accordance with international obligations?</p>	<p>The site is not in a location which is likely to result in adverse impacts to the Stonehenge and Amesbury WHS and its setting.</p>
<p><b>Assessment outcome (on balance) - -</b></p>	
<p><b>Summary of SA Objective 6</b></p> <p>The site falls some 60m to the east of the Fovant Conservation Area, separated by the grounds of Grade II Listed Building. The Fovant Chalk Badges Scheduled Monument occupies an elevated position some 600m to the south/south east of the site</p> <p>There is potential for development in this location to impact upon the setting of the identified heritage features, and a Heritage Impact Assessment would be required to determine the significance of these effects and the role of the adjacent countryside. The site also has medium high potential for archaeological significance, which would need to be determined as part of any future planning application through further archaeological assessment.</p> <p>Given the potential for impacts on the setting of the Conservation Area, Listed Building and the archaeological potential of the site, it is considered that there are moderate adverse effects on this objective.</p>	
<p><b>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</b></p> <p>Decision Aiding Questions. Will the development site ...</p>	

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The site comprises greenfield land on the eastern edge of Fovant within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. The Landscape Character of this site falls within the greensand terrace typology. It is of moderate character, in a declining condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and improve.</p> <p>The site is located on higher ground to the village with mature trees along the boundary with the A30 and a detached dwelling along its eastern boundary. There are trees along the western boundary also. There is no southern boundary to the site instead it forms part of a much larger field which adjoins at cricket pitch and farmstead to the south east. Residential development on site and adjacent to the eastern edge of Fovant village would appear as ribbon development up on to higher ground . Whilst there is some development along this part of the A30, it is sporadic and the dwellings themselves are set within spacious plots surrounded by open countryside. Trees along the boundary with the A30 could require removal to accommodate visibility splays which could harm this verdant approach to the village. Further landscaping to screen any development, even if reduced in numbers, would appear contrived and out of keeping.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would not be able to offer the potential to deliver additional access to and availability of urban greenspaces, but could do so in respect of the wider countryside for recreational purposes.</p>
<p>4. Conserve and enhance areas with</p>	<p>The development of the site for housing on this elevated land to the east of Fovant village would potentially</p>



landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>2</sup> ?	<p>have a harmful urbanising effect upon the AONB. Mitigation measures would be needed along the southern boundary of the site but could appear contrived given the openness of fields hereabouts.</p> <p>Accordingly, the landscape would not be conserved or enhanced in this location and would undermine the management objectives of the AONB.</p>
5. Protect rights of way, open space and common land?	<p>A bridleway (FOVA17) runs along the southern and eastern boundary of the site and connects with PRoW FOVA16 to the south east which leads up to the Fovant Badges.</p> <p>Development would protect the rights of way in terms of their existing routes.</p>
6. Protect the Western Wiltshire Green Belt from inappropriate development?	<p>The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.</p>
<b>Assessment outcome (on balance) - - -</b>	
<b>Summary of SA Objective 7</b>	
<p>The site is located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. The site occupies an elevated position to the east of the main village. Whilst is well screened from the road by mature vegetation, however, land to the south is very open and the site is visible from surrounding land as well as higher ground to the south. Mitigation in the form of a landscaping belt would appear contrived and out of keeping. Overall, it is therefore considered that there would be major effects on this objective which preclude its allocation.</p>	
<b>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling</b>	

<sup>2</sup> Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

<b>sizes, types and tenures</b>	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	Bearing in mind the size of the site/potential delivery capacity (approx 20 dwellings), developing the land for housing would help marginally boost the local supply of affordable homes in accordance with national/local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	There is no adopted or emerging Neighbourhood Plan for Fovant accordingly there is no other document that can be relied upon the deliver houses in this village.
8. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities that is not being met by neighbourhood planning initiatives.
<b>Assessment outcome (on balance) + +</b>	
<b>Summary of SA Objective 8</b>	
The whole SHLAA site could provide capacity for approximately 20 residential units (though this may be reduced through the mitigation requirements identified in this assessment), which would contribute towards Wiltshire's housing supply, including the provision of affordable housing in accordance	

with national policy and local plan policy requirements.	
Overall moderate positive effects are envisaged on this objective.	
<b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</b>	
Decision Aiding Questions. Will the development site ...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	There is every prospect that the design and layout of development could enable the promotion of walking, cycling and play in order to reduce obesity. Measures include gardens or shared spaces, provision of open space on site or signage to off-site play spaces and facilities, and secure cycle storage.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	In accordance with national policy/local plan policy, the site would be sustainably located with opportunities to access local health facilities. Mitigation would be required to support additional patient demand at the surgery in Fovant arising from any new development on this site.
5. Maximise opportunities within the	In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for

<p>most deprived areas?</p>	<p>the local community to access a decent home and thereby help reduce deprivation.</p> <p>This site is within Wiltshire 061D which is amongst the 50% least deprived areas of England.<sup>3</sup> Development at this site is not likely to have adverse impacts on deprivation in the local area but has the potential to have a positive impact by providing affordable housing where it is needed.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</p>
<p>7. Support the development of community campuses?</p>	<p>The development of community campuses is directed to the town level and therefore this is not appropriate for this site.</p>
<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?</p>	<p>There is no primary school in Fovant. The nearest is Dinton Primary School less than 3 miles to the north of the site. Dinton Primary School is already over capacity in 4 out of 7 year groups so is very unlikely to be able to accommodate any additional children as they move in. However, the birth rate is declining so future intakes to the school are expected to be lower, meaning that any children who are resident before reaching school age are likely to be able to secure a place in reception. The problem will be with older children as the school is already full in most year groups. Whilst the school site isn't large there may be some potential to extend this school but this would need to be checked with a feasibility study.</p> <p>Secondary schools in Salisbury can be expanded to meet the demands of additional housing.</p>

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<sup>3</sup> DCLG, 2015. <http://dclgapps.communities.gov.uk/imd/idmap.html>

**Assessment outcome (on balance) - -**

**Summary of SA Objective 9**

The provision of housing in Fovant would contribute towards the reduction in poverty, deprivation and promotion of more inclusive and self-contained communities. The site is within reasonable proximity to the services and facilities the village has to offer and development would enable the continued support of these as well as create potential demand for new services and facilities. In respect of the demand for primary school places, Dinton Primary School would require extension and the ability to do so is not certain at this time.

Overall it is therefore considered that the effects would be moderate adverse on this objective and mitigation would be problematic.

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

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	There is no footway on the southern side of the A30 but there is scope to provide one across the site frontage. Unless the road is crossed to the footway on the northern side, there would be no safe walking route to the village centre from this site. Given the busy nature of the A30 and its other characteristics hereabouts, opportunities to increase cycling are limited.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Notwithstanding the busy nature of the A30 and the lack of any national cycle routes in the vicinity of the site, in accordance with national policy/local plan policy and best practice, new development could provide facilities and infrastructure for cyclists including through the provision of garages, sheds and secure bike stands to store bikes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments, in accessible locations, that reduce the need to travel and reliance on the private car?	The site is well located in terms of access to the village centre and its village store and post office as well as GP surgery and bus stops. However Fovant has no primary school. Given the range of services in comparison to higher order centres like Salisbury and Shaftesbury it is likely that new residents would be reliant on the use of a private vehicle despite the availability of bus services to these locations.

**Assessment outcome (on balance) - -**

**Summary of SA Objective 10**

The site is located within reasonable distance of the village centre, although the lack of footways on the southern side and a crossing to the northern side of the A30 could deter walking to shops and services. The range of services and facilities found in higher order centres like Salisbury and Shaftesbury mean that overall residents would be likely to rely upon the use of the private vehicle notwithstanding bus services available from Fovant.

Overall it is therefore considered that the effects would be moderate adverse on this objective and mitigation is considered problematic.

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

Decision Aiding Questions. Will the development site ...

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

**Assessment outcome (on balance) +**

**Summary of SA Objective 11**

The development will result in a limited increase to the local population of Fovant, which could contribute and provide support to the local economy through use of local shops and services and could help to ensure the vitality of the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term (and potential use of local services by the temporary workforce), and will help stimulate the local economy once built. An increase in workforce in the medium-long term could help to meet the need of local employers.

Overall, the site would be likely to have a minor positive effect on this objective.

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

Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
<b>Assessment outcome (on balance) +</b>	
<b>Summary of SA Objective 12</b>	
The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on this objective.	

**Site 3450 - Land at Pembroke Farm, Fovant**

<p><b>Site context</b></p> <p>Site size: 1.6ha. Site capacity: approximately 38 dwellings.</p> <p>The site comprises a parcel of land that includes a detached farmhouse with associated garden along with agricultural buildings and yard. These built forms are physically and visually distinct from each other. Public views are from footpaths along the western boundary in the site FOVA3 and further north of the site from FOVA6. The site occupies an elevated position to the north of the A30 (and site 3449) from which it is separated by a belt of mature trees and vegetation. Limited views of the site are afforded from the A30. A footway runs along this northern section of the A30 to the village centre. The site is surrounded to the north and east by a much larger open arable field and relates well to the surrounding open countryside.</p>
<b>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</b>

Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats such as hedgerows on field boundaries. The site is bounded trees and hedgerow, particularly along the southern boundary which has potential to be of ecological importance for wildlife. The mature tree line on the southern boundary should be retained as the habitats contribute to connectivity to the wider landscape. Any significant breaks in connectivity likely as a result of the development will trigger the need to dedicate part of the site to providing alternative connectivity. The appropriate provision of Green Infrastructure could also reduce the risk of habitat fragmentation.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	<p>The site lies within the consultation zone for the Chilmark Quarries Bat SAC and is within the River Avon catchment.</p> <p>Future development proposals would need to be supported by an ecological assessment in order to establish the potential value of the site to bats (Greater Horseshoe bats and Barbastelle) particularly given mature trees on the northern boundary with the A30 and some along the western boundary. The assessment should identify mitigation measures which may inform the layout and design of the development, the scale of which might be reduced as a consequence.. The existing farmhouse and farm buildings on the site might also have the potential for bats. Given the site location, an appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process</p> <p>Site specific effects on the River Avon SAC are unlikely.</p> <p>Knapp and Barnett's Downs SSSI are approximately 1 km south east of site. Fovant Down (The Badges) County Wildlife Site (CWS) approximately 500m south east of the site. Given the distance from the site both designations are unlikely to be affected by development on this site.</p>
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase community engagement with designated and non-designated biodiversity features. Precise measures, if appropriate would be considered as part of any future planning application.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	There are no river corridors within or adjacent to this site. Protection should be given to mature trees along the western boundary as well as the southern boundary with the A30. Development of the site for housing would have the potential to make suitable provision for buffers to protect any biodiversity features. Roosts to be provided if necessary in retained trees and dwellings.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.



6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements and protecting BAP habitats/species (hedgerows and bats). However, an ecological assessment would be needed to confirm this.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Chilmark Quarries SAC through habitat loss / damage. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries, including those along the southern boundary with the A30.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Sites at this settlement fall within core areas identified in the Council’s guidance on bat related SACs. Development should be designed in accordance with that guidance, which may constrain the development capacity of the site.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
<b>Assessment outcome (on balance) -</b>	
<p><b>SUMMARY OF SA OBJECTIVE 1</b></p> <p>The mature tree belt along the southern boundary of the site might provide a habitat/support system for bats as could the existing buildings on the site. Ecological assessment and further details on the proposals will be required to accurately assess likely impacts. There is potential to create or enhance habitats/biodiversity through development of the site and the retention of trees and hedgerows (UK BAP Priority Habitat) on the northern boundary of the site as well as Green Infrastructure. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Chilmark Quarries SAC through habitat loss / damage. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process. No effects on</p>	

the River Avon SAC are expected.

On balance, minor adverse impacts are envisaged on this objective and mitigation measures are considered to be achievable.

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

Decision Aiding Questions. Will the development site ...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The accessibility of this site is considered to be good, given its distance from the High Street, and with good access to key local facilities and infrastructure. Bus services to Tisbury, Salisbury and Shaftesbury are available from Fovant with stops in the High Street and the A30 in walking distance of the site.</p> <p>However, residents would still be likely to rely upon the use of the private car to reach larger services and facilities. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and having regard to its proximity to the Conservation Area, its location within the AONB as well as any ecological mitigation measures that may be required.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The agricultural buildings on the site do not fall within the definition of previously developed land. As this is a greenfield site and there is no potential for maximising the reuse of previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>On the basis of available evidence, there is former filled quarry under some of this site. Accordingly, and having regard to the existing agricultural buildings on the site a contamination assessment will be required and any potential remediation measures might be identified.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
<p>5. Protect and enhance soil quality?</p>	<p>In line with national and local planning policy, it is considered that development of this greenfield site could protect and enhance soil quality. There is no evidence at this stage to suggest otherwise.</p>

6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
<b>Assessment outcome (on balance) - -</b>	
<p><b>Summary of SA Objective 2</b></p> <p>This is a greenfield site which occupies a sustainable location to centre of Fovant and the services and facilities available, including bus services from the High Street. Former and existing uses might have potential contamination issues and therefore appropriate surveys will be needed and potential remediation measures identified. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. No up to date information is held as to the grade of agricultural land on site. However, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.</p> <p>Overall moderate adverse impacts are envisaged on this objective in the light of potential contamination issues which could be problematic to mitigate.</p>	
<b>SA objective 3. Use and manage water resources in a sustainable manner</b>	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	<p>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water.</p> <p>Surface water flooding occurs nearby to the site on the A30 a contributory factor being groundwater levels and underlying chalk. Suitable drainage systems need for storm water disposal need to be investigated.</p> <p>There is adequate capacity to supply the site with water. Any further demand on foul drainage will require a capacity</p>

	assessment to be undertaken by Wessex Water to determine the extent of any works but this will not hinder the delivery of the site within the plan period.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	Capacity issues in respect of foul drainage require suitable and timely investment to be agreed between the developer(s) and the relevant utilities company.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.
4. Consider the need for adequate provision of surface water and foul drainage?	Fovant has no public surface water system and is underlain by chalk. Consequently, it is likely to be susceptible to seasonal groundwater levels and surface water flooding has occurred nearby on the A30. Surface water drainage attenuation measures, including the monitoring of groundwater levels (in accordance with the Council's Groundwater Strategy and CIRIA guidance, part E, chapter 25) for storm water disposal would need to be addressed and may have an impact on the net developable area. The use of SuDS could be problematic. Foul drainage capacity would need to be assessed to accommodate development on the site. It is unlikely that on-site provision would be acceptable.
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.  The site is within Groundwater Source Protection Zone 3 and there are implications for pollution of water resources. There is potential to mitigate through pollution prevention measures including SuDS in consultation with the Environment Agency.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon. The Nadder sub-catchment is not understood to be at risk of low-flows from abstraction.
<b>Assessment outcome (on balance) - -</b>	

**Summary Of SA Objective 3**

Residential development on this site would result in a limited increase in demand for the supply of water and foul drainage, the latter of which needs to be assessed in order to determine available capacity and necessary improvements. Given the geology of the area and groundwater sensitivities, the provision of SuDS and other attenuation measures might be problematic and could reduce the net developable area.

The site is located within Groundwater Source Protection Zone 3 and in proximity to a watercourse which drains into the River Avon, so there is potential for surface water pollution caused by surface water run-off. However, there is the potential to introduce pollution prevention measures in consultation with the Environment Agency and the Council’s drainage team.

Overall, it is considered that effects are moderate adverse on this objective since mitigation could be problematic.

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

Decision Aiding Questions. Will the development site...

1. Maintain and improve local air quality?

The site is not located within an Air Quality Management Area (AQMA) and currently Fovant does not have any specific air quality issues. No significant effects on air quality are foreseen with development at this location but minor effects are likely.

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

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

<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>The site is adjacent to a road (A30) and such is likely that road traffic noise pollution could impact residents of the site. A noise impact assessment would be required which should also take into account potential noise generation from the Pembroke Arms which could come in to re-use.</p>
<p>3. Mitigate the impacts from uses that generate NO<sub>2</sub>, SO<sub>2</sub> and PM<sub>10</sub> or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>4. Seek to reduce development in or near to AQMAs<sup>4</sup>?</p>	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.</p>
<p>5. Ensure that air quality impacts on local biodiversity sites are avoided?</p>	<p>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p>
<p>6. Seek to contribute to air quality improvements by locating new development so as to reduce the need</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from</p>

<sup>4</sup> Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

to travel by private car?	relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
<b>Assessment outcome (on balance) -</b>	
<p><b>Summary Of SA Objective 4</b></p> <p>The site does not fall within a designated AQMA. Notwithstanding the cycling and public transport opportunities to future occupiers of the site, the development will increase local vehicular traffic, which may adversely affect air quality locally for existing residents and future occupiers. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs.</p> <p>Where necessary measures must be implemented to mitigate emission levels in line with the council's policies and Air Quality Strategy. In addition, developers of the site could assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p> <p>Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips. Nevertheless a Noise Impact Assessment should be undertaken and submitted with any development proposals. Given proximity of the site to the A30 as well as the Pembroke Arms a Noise Impact Assessment should be undertaken.</p> <p>On balance, minor adverse impacts are envisaged on this SA Objective and mitigation measures are considered to be achievable.</p>	
<b>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</b>	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the

energy?	Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
<b>Assessment outcome (on balance) -</b>	
<b>Summary Of SA Objective 5a</b>	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. The likely effects are considered to be minor adverse against this objective.</p>	
<b>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</b>	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is wholly located within Flood Zone 1. However there is an area of Flood Zone 2/3 approximately 50m to the south west of the site on lower ground.</p> <p>As such, the development of the site would need to ensure that surface water run-off would not contribute to an exacerbation of flood risk from fluvial sources, a tributary of the River Nadder, within Flood Zone 2/3. The site is underlain by chalk and may be susceptible to seasonal groundwater levels, with implications for surface water. Monitoring will be required in accordance with the Council's Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a suitable storm water disposal system which may have an impact on the size and area of development. The design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise</p>



	<p>from climate change, including flood risk.</p> <p>In addition any proposals for development of this site should be informed by a site specific flood risk assessment (FRA) as the site is greater than 1ha in size.</p> <p>The layout design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>Wiltshire will experience:</p> <ul style="list-style-type: none"> <li>• hotter summers;</li> <li>• milder winters;</li> <li>• increased periods without rain;</li> <li>• increased intensity in rainfall; and</li> <li>• more extreme weather events.</li> </ul> <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>The ability of any development to accommodate SuDS on site is currently unknown at this time in the light of geological conditions and the need for groundwater monitoring. Drainage solutions might affect the developable area of the site.</p> <p>Storm water disposal also needs to be considered as part of any surface water strategy especially given localised flooding on the A30. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25.</p>
<p>4. Minimise the risk of flooding to people and property (new and existing</p>	<p>Notwithstanding the limited risk of fluvial flooding, a drainage strategy/Flood Risk Assessment is required to be submitted as part of any future planning application that considers a strategy for the disposal of surface water (including storm water)</p>

development)?	and identifies mitigation measures needed to reduce the risk of flooding to people and property.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
<b>Assessment outcome (on balance) --</b>	
<b>Summary Of SA Objective 5b</b>	
<p>Whilst the site is wholly located within Flood Zone 1, there is an area of Flood Zone 2/3 approximately 50m west of the site and mitigation measures will be required to ensure existing greenfield surface water run-off rates are improved. This can be achieved through measures, including SuDS which may also attenuate surface runoff. However, there are some limitations due to the underlying chalk and potential groundwater issues resulting in some measures (such as infiltration and soakaways) being ineffective in controlling run-off. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25. A FRA should address all these matters in support of any development proposals.</p> <p>Overall, mitigation is considered problematic therefore the effects on this objective are considered to be moderate adverse.</p>	
<b>SA objective 6. Protect, maintain and enhance the historic environment</b>	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>The site adjacent to the east of the designated Fovant Conservation Area and some 700 metres north of the elevated Fovant Chalk Badges, a Scheduled Monument. The site is in close proximity to the curtilage of a Grade II listed building, the former Pembroke Arms Hotel. The site occupies an elevated position in relation to both the adjacent listed building and conservation area.</p> <p>Development of the site would be unlikely to affect the setting of the Scheduled Monument due to its distance and elevated nature but could affect the setting of the Conservation Area and the listed building and their significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are unlikely but in the event they arise, they would seem capable of mitigation.</p>
2. Ensure appropriate archaeological assessment prior to development?	This site has medium archaeological potential. The site has been evaluated and there is a possible medieval settlement in the vicinity. Accordingly further archaeological assessment would be required in support of any planning application for

	<p>development of the site.</p> <p>The historic landscape character sensitivity is considered to be medium: Modern fields and farm created on post medieval fields/quarry site, with little prior character legible or surviving.</p>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	Not applicable, as there are no historical buildings or buildings of significant local interest on the site.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<p>The site is located on rising ground close to the eastern edge of the conservation area and contains a farmhouse as well as several agricultural buildings. There are no published management objectives for the Fovant Conservation Area. Fovant is predominantly a linear village with built form focussed on development around High Street extending southwards across the A30. Development along the A30 would be likely to uncharacteristically extend the built form along the A30 in an elevated and prominent position.</p> <p>In relation to the effect of development on the setting of the conservation area, subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. There may be adverse effects but some aspects would seem capable of mitigation.</p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	In accordance with legislation and national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance designated heritage assets according to their significance, however there is concern that housing development at this site would result in substantial harm to a prominent listed building.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not in a location which is likely to result in adverse impacts to the Stonehenge and Avebury WHS and its setting.
<b>Assessment outcome (on balance) - -</b>	
<b>Summary Of SA Objective 6</b>	
The site is located adjacent to the eastern edge of Fovant Conservation Area as well as the curtilage of a Grade II Listed Building. The Fovant Chalk Badges Scheduled Monument occupies an elevated position southwards of the site.	

There is potential for development in this location to impact upon the setting of the identified heritage features, and detailed assessment (HIA) would be required to determine the significance of these effects and the role of the adjacent countryside. The site also has medium high potential for archaeological significance, which would need to be determined as part of any future planning application through further archaeological assessment.

Given the potential for impacts on the setting of the Conservation Area, Listed Building and the archaeological potential of the site, it is considered that moderate adverse effects are likely on this objective.

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

Decision Aiding Questions. Will the development site...

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The site comprises greenfield land on the eastern edge of Fovant located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.</p> <p>The Landscape Character of the north eastern portion of this site falls within the greensand terrace typology. It is of moderate character, in a declining condition. The County Landscape Character Assessment defines the strategy for this type of land as conserve and improve. The south western third of the site falls within the Wooded Greensand Hills typology. It is of strong character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as to conserve.</p> <p>The site is located on higher ground to the east of the village and the associated wooded valley and rises northwards from the A30. A mature tree belt and roadside embankment run along the southern boundary with the A30 and contributes towards the verdant approach to this side of the village. The site contains a large detached dwelling, agricultural buildings and associated yard but these are largely confined from views away from the existing access to views from rights of way to the north (FOVA6) and east (FOVA3).</p> <p>New residential built development would be of a different character and generally taller in views than the agricultural development on the site and would alter its appearance from arable farmstead to a more intensive form of development at odds with the intrinsic character of the village. It would not be possible to screen views of new development completely from higher ground to the south.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure.</p>

Infrastructure Strategy?	
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with local plan policy and guidance, the development of the site for housing would not be able to offer the potential to deliver additional access to and availability of urban greenspaces.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs <sup>5</sup> ?	<p>The development of the site for housing on this area of higher ground to the east of Fovant village would have a harmful urbanising effect upon the AONB. Mitigation measures would be needed which would not screen development in views from the south of the site and given the openness of fields to the north and west could appear contrived and therefore harmful to the landscape character.</p> <p>Accordingly, the landscape would not be conserved or enhanced in this location and would undermine the management objectives of the AONB.</p>
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site has the potential to protect and add to the existing rights of way network, open spaces and common land assets. There is an existing public right of way along the western boundary of the site and a bridleway runs along the eastern boundary.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
<b>Assessment outcome (on balance) - - -</b>	

<sup>5</sup> Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

**Summary Of SA Objective 7**

The site is located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. Long distance views of the village are confined to the occasional roof amongst a wooded valley. The site as a farmstead appears wholly in keeping with its surrounds and its loss would result in the unacceptable urbanisation which would not be possible to mitigate.

Overall, major adverse effects are envisaged on this objective given the absence of satisfactory mitigation measures.

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

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	Notwithstanding any reduction in the site area that might be required, developing the land for housing would help boost the local supply of affordable homes in accordance with national/local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	There is no adopted or emerging Neighbourhood Plan for Fovant accordingly there is no other document that can be relied upon the deliver houses in this village.
7. Provide for an adequate range of housing in rural areas, whilst avoiding	In accordance with national policy/local plan policy, the allocation of the site would sustainably boost housing to meet the

isolated dwellings?	needs of rural communities that is not being met by neighbourhood planning initiatives.
<b>Assessment outcome (on balance) + + +</b>	
<p><b>Summary Of SA Objective 8</b></p> <p>The whole SHLAA site would provide capacity for approximately 38 residential units (though this may be reduced through the mitigation requirements identified in this assessment) which would contribute towards Wiltshire’s housing supply. The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.</p> <p>Overall major positive effects are envisaged on this objective.</p>	
<p><b>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</b></p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	In accordance with national policy/local plan policy, the site would be sustainably located with opportunities to access local health facilities. Mitigation would be required to support additional patient demand at the surgery in Fovant arising from any new development on this site.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home and thereby help reduce deprivation.

	This site is within Wiltshire 061D which is amongst the 50% least deprived areas of England. <sup>6</sup> Development at this site is not likely to have adverse impacts on deprivation in the local area but has the potential to have a positive impact by providing affordable housing where it is needed.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	There is no primary school in Fovant. The nearest is Dinton Primary School less than 3 miles to the north of the site. Dinton Primary School is already over capacity in 4 out of 7 year groups so is very unlikely to be able to accommodate any additional children as they move in. However, the birth rate is declining so future intakes to the school are expected to be lower, meaning that any children who are resident before reaching school age are likely to be able to secure a place in reception. The problem will be with older children as the school is already full in most year groups. Whilst the school site isn't large there may be some potential to extend this school but this would need to be checked with a feasibility study.  Secondary schools in Salisbury can be expanded to meet the demands of additional housing growth.
<b>Assessment outcome (on balance) - -</b>	
<b>Summary of SA Objective 9</b>	
The provision of housing in Fovant, including affordable housing, would contribute towards the reduction in poverty, deprivation and promotion of more inclusive and	

<sup>6</sup> DCLG, 2015. <http://dclgapps.communities.gov.uk/imd/idmap.html>



self-contained communities. The site is within reasonable proximity to the services and facilities the village has to offer and development would enable the continued support of these as well as create potential demand for new services and facilities. In respect of the demand for primary school places, Dinton Primary School would require extension and the ability to do so is not certain at this time.

Overall, the site would be likely to have a moderate adverse effect on this objective as the ability to extend the primary school to accommodate additional pupils is unknown at present.

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

Decision Aiding Questions. Will the development site...

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. There is a footway on this side of the A30 but this is presently unlit and would be unlikely to be used during hours of darkness. This could be mitigated through provision of street lighting.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Notwithstanding the busy nature of the A30 and the lack of any national cycle routes in the vicinity of the site, in accordance with national policy/local plan policy and best practice, new development could provide facilities and infrastructure for cyclists including through the provision of garages, sheds and secure bike stands to store bikes.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments, in accessible locations, that reduce the need to travel and reliance on the private car?	The site is well located in terms of access to the village centre and its village store and post office as well as GP surgery. However Fovant has no primary school. Given the range of services in comparison to higher order centres like Salisbury and Shaftesbury it is likely that new residents would be reliant on the use of a private vehicle.

**Assessment outcome (on balance) -**

**Summary of SA Objective 10**

The site is located within reasonable distance of the village centre, although the lack of street lighting along the footway to the village centre could potentially hinder its attractiveness as a walking route in the dark. The range of services and facilities found in higher order centres like Salisbury and Shaftesbury mean that overall residents would be likely to rely upon the use of the private vehicle.

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

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

Decision Aiding Questions. Will the development site...

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

**Assessment outcome (on balance) + +**

**Summary of SA Objective 11**

The development will result in a limited increase to the local population of Fovant, which could contribute and provide support to the local economy through use of local shops and services and could help to ensure the vitality of the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term (and potential use of local services by the temporary workforce), and will help stimulate the local economy once built. An increase in workforce in the medium-long term could help to meet the need of local employers.

Overall, the site would be likely to have a moderate positive effect on this objective.

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

Decision Aiding Questions. Will the development site...

1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
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2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
<b>Assessment outcome (on balance) +</b>	
<b>Summary of SA Objective 12</b>  The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on SA Objective 12.	

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For further information please visit the following website:

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