



# Wiltshire Housing Site Allocations Plan

Pre-submission  
draft plan

Community Area Topic Paper – Warminster

June 2017

## Wiltshire Council

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# 1. Introduction

## Introduction

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

### Settlement boundary review

**1.2** The Council did not review the extent of the boundaries to inform the Wiltshire Core Strategy ('WCS') and relied upon the former district local plans. They would instead be reviewed as a part of preparing the Plan<sup>(1)</sup>.

**1.3** Consequently, the Council has undertaken a comprehensive review of the boundaries to ensure they are up-to-date and adequately reflect changes which have happened since they were first established. The Plan amends settlement boundaries where necessary. It is also the prerogative of local communities to review them through the preparation of neighbourhood plans.

### Housing site allocations

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

### Topic paper structure

**1.5** *Table 1.1* shows the layout of the Warminster Community Area Topic Paper (CATP). The sections and appendices will differ between community areas depending upon how far they progress through the site selection process.

**1.6** The following topic papers explain the methodologies used for the settlement boundary review and the site selection process and should be read alongside this CATP.

- Topic Paper 1: Settlement Boundary Review Methodology
- Topic Paper 2: Site Selection Process Methodology

**Table 1.1** Layout of the Warminster Community Area Topic Paper

#	Section	Appendices
2	<b>Community area</b>	Planning policy context for the Warminster Community Area, including an overview of the WCS and, where applicable, any neighbourhood plans that have been made or that are in progress within the community area.

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

3	<b>Settlement boundary review</b>	Identifies those settlements where settlement boundaries have been reviewed by the Plan and those where they are considered to have been reviewed by a sufficiently advanced neighbourhood plan.	<b>Appendix A</b> contains maps of each settlement showing the revised settlement boundary proposals with tables explaining the changes.
4	<b>Overview of the site selection process</b>	Briefly outlines the stages of the site selection process, which is covered in more detail by <i>Topic Paper 2: Site Selection Process Methodology</i> .	
5	<b>Outcome of the site selection process for Warminster</b>	Summary of the site selection process for Warminster (Stage 1 to 4a). It outlines the methodology and identifies whether housing site allocations at Warminster should be included in the Plan. This section summarises the outcome of the site selection process and provides justification for the Plan's proposed allocations.	<b>Appendix B</b> contains maps of each settlement showing SHLAA sites considered during the site selection process. They show whether sites have been identified for allocation or at which stage they have been removed from the site selection process.
6	<b>Outcome of the Warminster Community Area Remainder site selection process</b>	Summary of the Warminster Community Area Remainder site selection process (Stage 1 to 4a). It outlines the methodology and identifies whether housing site allocations for the community area remainder should be included in the Plan. This section summarises the outcome of the site selection process and provides justification for the Plan's proposed allocations.	<p><b>Appendix C</b> contains maps of each settlement showing the exclusionary assessment criteria considered at Stage 2a of the site selection process.</p> <p><b>Appendix D</b> contains the assessment criteria and output from Stage 2a of the site selection process.</p> <p><b>Appendix E</b> contains the assessment criteria and output from Stage 2b of the site selection process.</p> <p><b>Appendix F</b> contains the assessment criteria and output summary from Stage 3 of the site selection process.</p> <p><b>Appendix G</b> contains the assessment criteria and output from Stage 4a of the site selection process.</p>

7	<b>Conclusions</b>	Summary of the process, listing the sites that have been identified as proposed allocations in the Plan and settlements where the boundaries have been reviewed.	
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## 2. Warminster Community area

### Context

- 2.1** The WCS provides the context for the Plan in relation to the Warminster Community Area. Core Policies 1 (Settlement Strategy) and 31 (Warminster Area Strategy) set out:
- the settlement hierarchy for sustainable development in the Warminster Community Area, and
  - associated indicative housing requirements.
- 2.2** Core Policy 31 requires approximately 2,060 new homes to be provided in the Warminster Community Area. Of these, about 1,920 homes should occur at Warminster (including land identified for strategic growth as part of the West Warminster Urban Extension) and approximately 140 homes will be provided in the rest of the community area over the Plan period 2006 to 2026. This reflects the settlement strategy set out in Core Policy 1 and the role and function of settlements in the Warminster Area Strategy. It indicates how much growth should be provided here to ensure the delivery of the overall housing requirement for the Housing Market Area ('HMA').

### Settlement strategy

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

**Table 2.1 Settlement Strategy in the Warminster Community Area**

<b>Market Town</b>	Warminster
<b>Large Villages</b>	Chapmanslade, Codford, Corsley, Heytesbury and Sutton Veny
<b>Small Villages</b>	Chitterne, Crockerton, Horningsham, Longbridge Deverill, Maiden Bradley, Stockton and Upton Scudamore

### Issues and considerations

- 2.4** Core Policy 31 and the supporting text (paragraph 5.158) of the WCS identify specific issues to be addressed in planning for the Warminster Community Area, including:
- Warminster has limited locational opportunities for new development due to a range of environmental constraints such as the Cranborne Chase and West Wiltshire Downs AONB, a Special Landscape Area, a number of SSSIs and County Wildlife Sites. New development will need to be carefully managed to ensure appropriate mitigation is implemented
  - all development within the community area will need to conserve the designated landscape of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics
  - development in the vicinity of the River Avon (Hampshire) or Salisbury Plain must incorporate appropriate measures to ensure that it will not adversely affect the integrity of those Natura 2000 sites



- development which increases recreational pressure upon the Salisbury Plain Special Protection Area (SPA) will not be permitted unless proportionate contributions are made to offset impacts through the Wessex Stone Curlew Project<sup>(2)</sup>
- concentrations of water phosphate in the River Wylye are high, derived from the sewage treatment works in the town and agricultural activity in the surrounding area. These current phosphate issues may lead to potential impacts on the River Avon Special Area of Conservation (SAC) located downstream. Any additional development must ensure that the impact of phosphates in the water system are pro-actively managed to ensure the current issues are addressed; the Nutrient Management Plan identifies appropriate mitigation for this matter<sup>(3)</sup>. Where the Environment Agency has concluded that increased discharges at a sewage treatment works could not be fully mitigated through the Environmental Permitting Regime, all relevant development will provide effective mitigation where necessary, to ensure there are no detrimental impacts to the River Avon Special Area of Conservation in accordance with Core Policy 69
- all development required to maintain the integrity of the Bath and Bradford Bats Special Area of Conservation (SAC), having particular regard to the Wiltshire Bats SAC Guidance<sup>(4)</sup>.

**2.5** The Wiltshire Infrastructure Delivery Plan ('the IDP')<sup>(5)</sup> identifies specific essential infrastructure requirements that will need to be addressed in planning for the community area, including.

- extension of primary schools to provide additional places
- new site to co-locate additional secondary places within West Warminster Urban Extension strategic site
- provision of additional nursery school places
- support development of local primary care health facilities, as most practices at capacity
- improvements to (including relocation/ replacement) of Warminster Fire Station

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

## Housing requirements

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

2 Wiltshire Council (2015). Salisbury Plain SPA - HRA and Mitigation Strategy. Available at:

<http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment/writingecologicalsurveysplanning.htm>

3 Environment Agency (2015). River Avon Special Area of Conservation Nutrient Management Plan for phosphorous Annex 1, and Annex 4: Phosphorous in the Hampshire Avon Special Area of Conservation technical report. Available at: <https://www.gov.uk/government/publications/nutrient-management-plan-hampshire-avon>.

4 Bat Special Areas of Conservation (SAC) - Planning Guidance for Wiltshire (Issue 3.0, September 2015). Available at:

<http://www.wiltshire.gov.uk/planninganddevelopment/biodiversityanddevelopment/writingecologicalsurveysplanning.htm>

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

Table 2.2 Housing requirements for Warminster Community Area at April 2017<sup>(6)</sup>

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	Indicative residual requirement
Warminster	1,920	603	855	462
Warminster CA Remainder	140	90	18	32
Warminster CA	2,060	693	873	494

## Neighbourhood planning

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

**2.9** Warminster Community Area has one made neighbourhood plan and none in preparation. *Table 2.3* below shows the stage of the neighbourhood planning process reached by this neighbourhood plan. As the neighbourhood plan is sufficiently advanced, having at least submitted a draft neighbourhood plan to the Council for a Regulation 16 Consultation, then this includes information on whether it is allocating housing and reviewing settlement boundaries. For a full explanation of the neighbourhood planning process and the latest position on individual plans, see the neighbourhood planning pages on the Council website<sup>(7)</sup>.

Table 2.3 Status of neighbourhood plans in the Warminster Community Area at April 2017

Plan Area/ name of NDP	Stage Reached	Is it allocating housing, if so, how much?	Is it reviewing the current settlement boundaries?
Warminster	Made plan (Nov 2016)	No	No

<sup>6</sup> Wiltshire Council (June 2017). *Topic Paper 3 Housing Land Supply*.

<sup>7</sup> Wiltshire Council. (2017). Neighbourhood Planning Latest Progress. Available: <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>. Last accessed April 2017.

## 3. Settlement boundary review

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

- Warminster
- Chapmanslade
- Codford
- Corsley
- Heytesbury, and
- Sutton Veny

3.2 **Appendix A** contains maps showing the proposed amendments to these settlement boundaries and tables setting out the justification behind these amendments. The methodology used in the settlement boundary review is set out in *Topic Paper 1: Settlement Boundary Review Methodology*<sup>(8)</sup>.

3.3 No settlements in the Warminster Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

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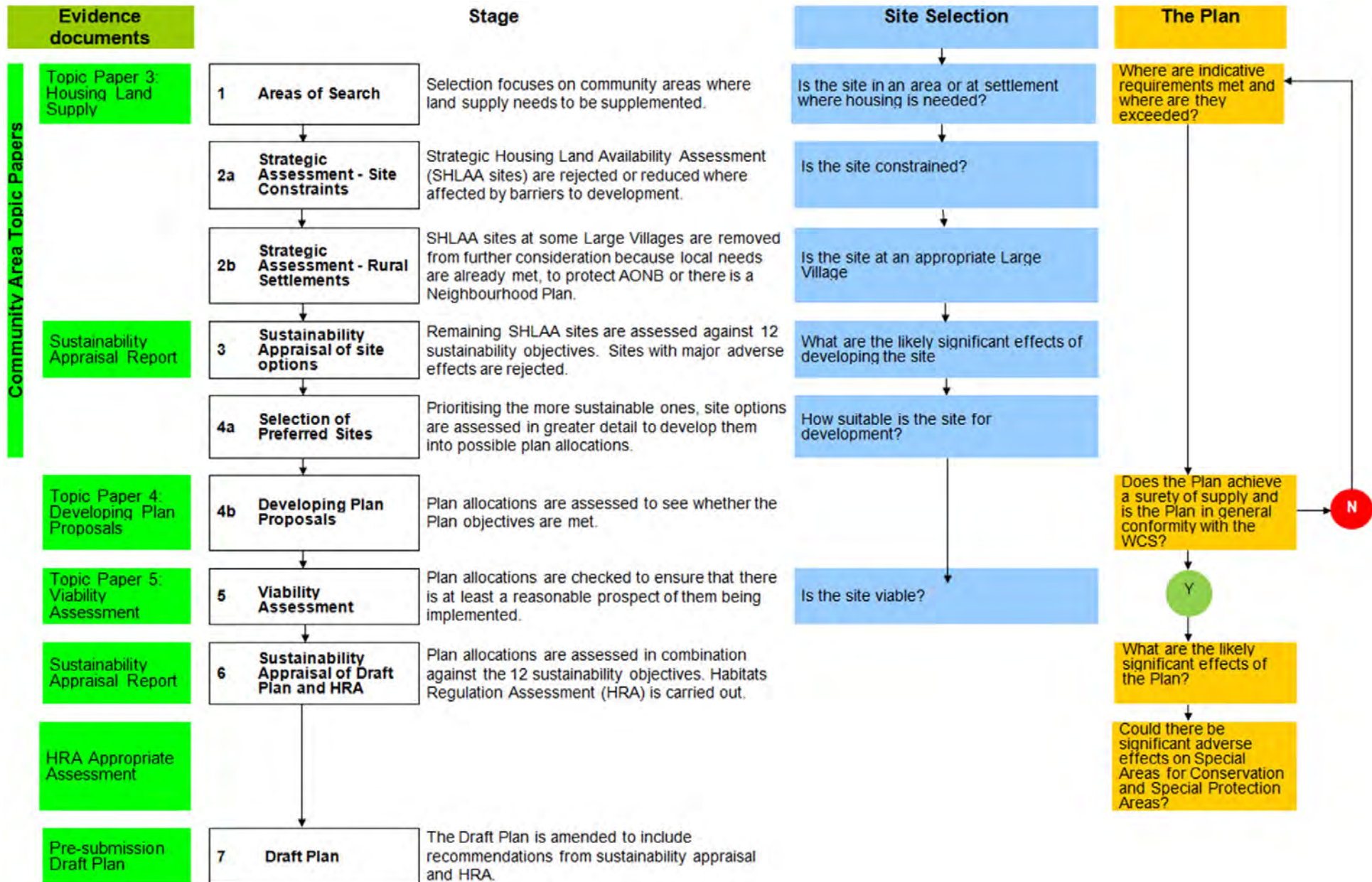
8 Wiltshire Council (June 2017). *Topic Paper 1: Settlement Boundary Review Methodology*.

## 4. Overview of the site selection process

- 4.1 *Figure 4.1 provides a simple overview of the site selection process, which is explained fully in Topic Paper 2: Site Selection Process Methodology<sup>(9)</sup>.*

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



## 5. Outcome of the site selection process for Warminster

### Overview

- 5.1** This section summarises the outcome of the site selection process for the Market Town of Warminster. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*<sup>(10)</sup>.
- 5.2** The decisions taken after each stage of the process for Warminster, along with the reasons for these decisions, are summarised below.

### Stage 1: Identifying broad 'areas of search'

- 5.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative residual requirement outstanding for Warminster. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 5.4** *Table 2.2* demonstrates that there is an indicative residual requirement of 462 dwellings at Warminster to be delivered during the Plan period.
- 5.5** Therefore, the Plan will need to consider the potential to allocate additional land to help meet the indicative residual requirement. The site selection process for Warminster progresses to Stage 2a.

### Stage 2a: Strategic assessment of exclusionary criteria

- 5.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in Warminster. Strategic Housing Land Availability Assessment (SHLAA) sites at this settlement are assessed against a range of exclusionary criteria. They are removed or reduced where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 5.7** **Appendix B** contains a map of Warminster, showing Strategic Housing Land Availability Assessment (SHLAA) sites considered during the site selection process. **Appendix C** contains maps showing the exclusionary criteria, while **Appendix D** contains the assessment criteria and output from Stage 2a, including reasons why individual sites have been removed.
- 5.8** *Table 5.1* below summarises the output from the Stage 2a assessment for Warminster.

Table 5.1 SHLAA sites considered at Stage 2a at Warminster.

Settlement	SHLAA sites removed due to application of Exclusionary Criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Warminster	214, 215, 218, 220, 221, 223, 224, 226, 238, 239, 240, 241, 242, 273, 275, 277, 303, 433, 606, 631, 680, 730, 743, 791, 1007, 1029, 1030, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2091, 3084, 3516.	302, 304, 603, 793, 1032, 3242

- 5.9** **Appendix B** highlights SHLAA sites removed after Stage 2 of the site selection process.

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



## Stage 3: Sustainability Appraisal of remaining SHLAA sites

- 5.10** After a high level assessment, the six remaining potential sites have been assessed using Sustainability Appraisal (SA). The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site has been assessed against each of the objectives using a consistent set of decision-aiding questions. Each option was then scored under each objective based on a generic assessment scale from major positive to a major adverse effect<sup>(11)</sup>.
- 5.11** **Appendix F** contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for Warminster. Detailed assessments of individual sites are included within the Sustainability Appraisal Report<sup>(12)</sup>.
- 5.12** Potential sites are rejected where the appraisal concludes development would result in one or more major adverse effects. The remaining potential sites in each area or settlement are compared in terms of the balance of their sustainability benefits versus adverse effects. The appraisal therefore suggests potential sites that are 'more sustainable' or 'less sustainable', as shown in *Table 5.2*.

**Table 5.2** SHLAA sites considered at Stage 3 at Warminster

SHLAA ref	Site name	Outcome after Stage 3
Site 302	Land at Bradley Road	More Sustainable
Site 304	Land at Boreham Road	More Sustainable
Site 603	Land east of The Dene	Less Sustainable
Site 793	Westbury Road	Rejected
Site 1032	Bore Hill Farm	Less Sustainable
Site 3242	Land adjacent to Fanshaw Way	Rejected

### Sites removed after Stage 3

- 5.13** *Table 5.3* below shows the sites removed after Stage 3.

**Table 5.3** SHLAA sites removed after Stage 3 at Warminster

SHLAA ref	Site name	Reasons for removing after Stage 3
Site 793	Westbury Road	<ul style="list-style-type: none"> <li>Adverse landscape issues likely to arise from the development of this site.</li> </ul>
Site 3242	Land adjacent to Fanshaw Way	<ul style="list-style-type: none"> <li>The site falls within an exclusion zone saved under policy U5 of the West Wiltshire Local Plan and several other moderate adverse effects are identified including, potential adverse impact on the River Avon SAC, topography, loss of Grade 1 Agricultural Land, flooding, drainage and lack of secondary school provision.</li> </ul>

11 Wiltshire Council (June 2017). *Sustainability Appraisal*.

12 Wiltshire Council (June 2017). *Sustainability Appraisal*.

## Sites taken forward

**5.14** Table 5.4 below shows the sites taken forward to the next stage of the site selection process.

Table 5.4 SHLAA sites taken forward after Stage 3 at Warminster

SHLAA ref	Site name
Site 302	Land at Bradley Road
Site 304	Land at Boreham Road
Site 603	Land east of The Dene
Site 1032	Bore Hill Farm

**5.15** Appendix B highlights SHLAA sites removed after Stage 3 of the site selection process.

### Stage 4a: Selection of preferred sites

**5.16** The purpose of this stage, which involves five steps, is to select those SHLAA sites that should be site allocations. The 'more sustainable' sites (site options), resulting from the assessment in Stage 3, are individually assessed in more detail for suitability and fit with the area strategy (steps 1-4). The conclusion selects preferred sites (step 5)<sup>(13)</sup>.

**5.17** Where necessary, 'less sustainable' sites have been considered in order to ensure that the community area provides an appropriate contribution towards meeting local indicative housing requirements. For Warminster it has been necessary to consider 'less sustainable' sites given the outstanding remaining requirement for the town.

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

**5.19** Table 5.5 below shows the site options considered at Stage 4a.

Table 5.5 Site options considered at Stage 4a at Warminster

SHLAA ref	Site name	SHLAA capacity
Site 302	Land at Bradley Road	11
Site 304	Land at Boreham Road	30
Site 603	Land east of The Dene	163
Site 1032	Bore Hill Farm	60
<b>TOTALS</b>		<b>264</b>

### Sites removed after Stage 4a

**5.20** There were no site options removed after Stage 4a.

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



## Preferred sites

**5.21** Table 5.6 below shows the preferred sites identified for allocation and the revised capacity following the consideration of necessary mitigation measures and the need to reduce the net developable area.

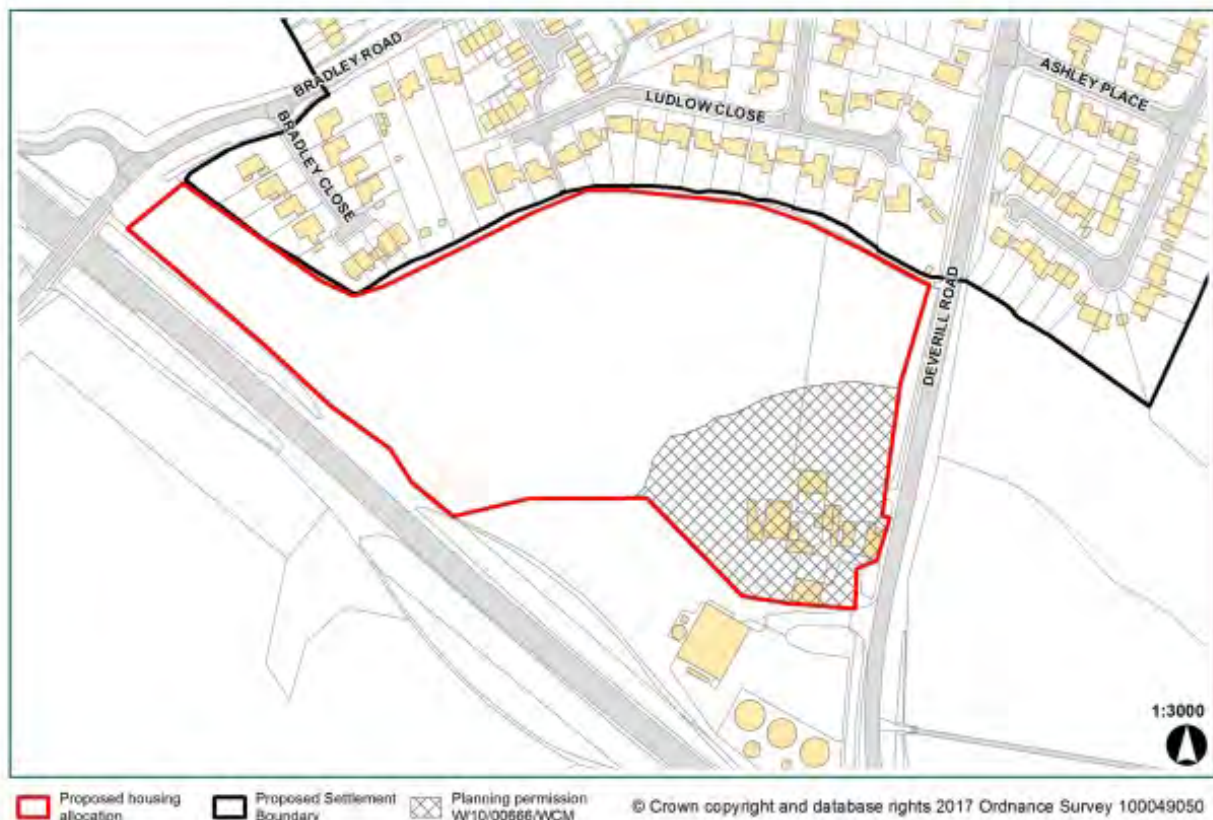
**Table 5.6 Preferred sites identified for allocation at Warminster**

SHLAA ref	Site name	Capacity after mitigation
Site 302/ Site 1032	Land at Bradley Road, Warminster/ Land at Bore Hill Farm	70
Site 304	Land at Boreham Road	30
Site 603	Land east of The Dene	100
<b>TOTAL:</b>		<b>200</b>

**5.22** Sites 302 and 1032 have been combined, as together they present an opportunity to holistically provide a significant level of housing development in a sustainable location and to ensure the provision of a suitable access/egress arrangement, open space and landscaping. Therefore, three available, achievable and deliverable sites are identified for allocation in Market Lavington. The following paragraphs set out the justification for their allocation.

## Sites 302 and 1032 - Land at Bore Hill Farm/ Bradley Road

Figure 5.1 Sites 302 and 1032 - Land at Bore Hill Farm/ Bradley Road, Warminster

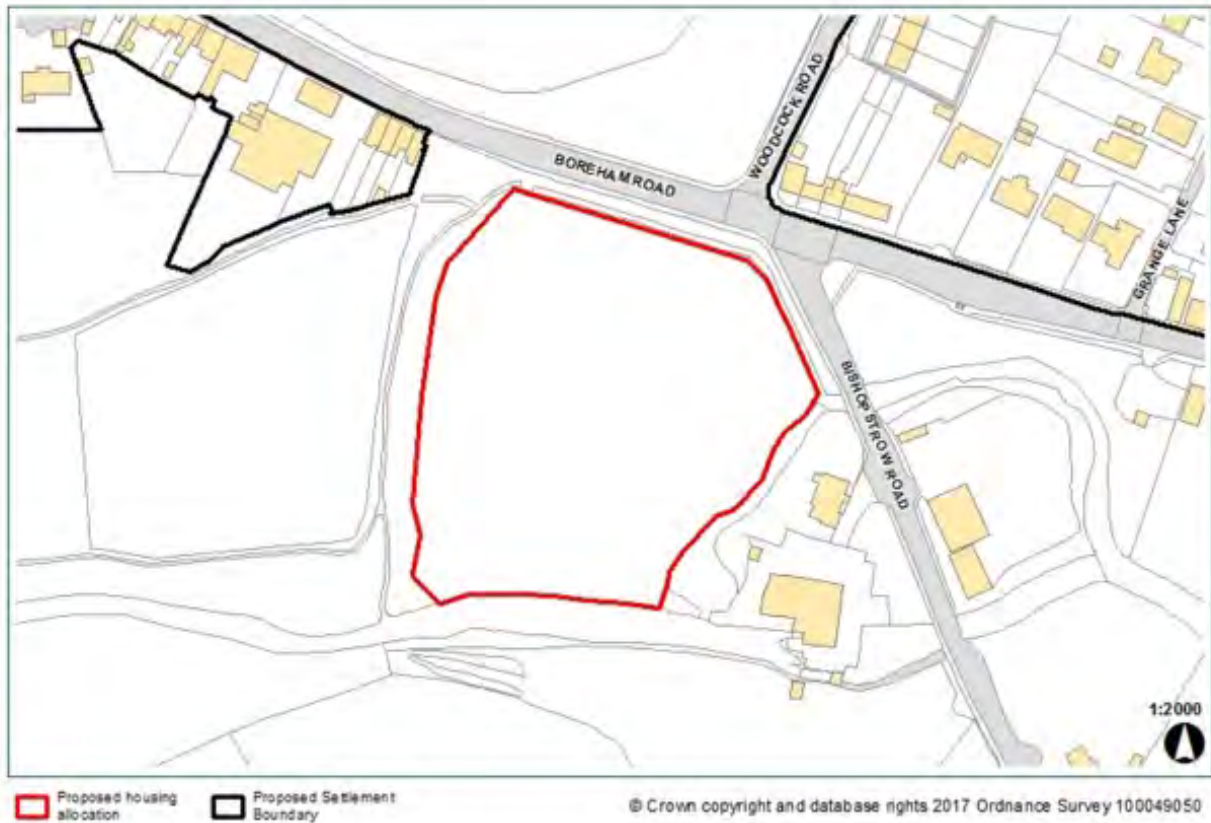


- 5.23** The site (as combined) is allocated for the development of approximately 70 dwellings. It is in a location that has the capacity to accommodate change from an environmental, landscape and heritage perspective, and could assimilate into the existing built form of the town. The site is in an accessible and sustainable location served by existing highways infrastructure. The allocation includes land which benefits from an extant planning permission for light industrial and office use <sup>(14)</sup>. The incorporation of the employment land within the allocation would provide for the servicing of the land as part of any development proposals. The development of approximately 70 dwellings would contribute towards the availability of affordable and open market housing at Warminster.

14 Planning application W/10/0666/WCM refers

## Site 304 – Land at Boreham Road

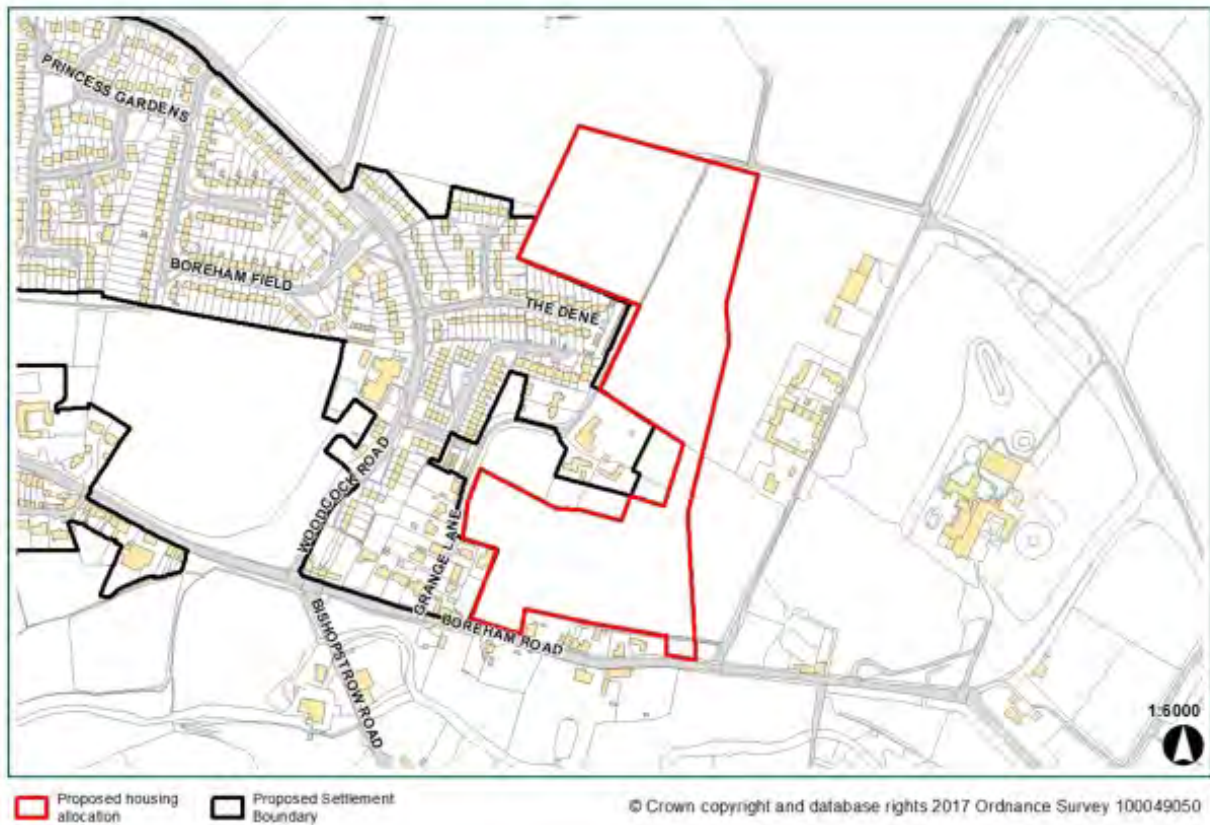
Figure 5.2 Site 304 – Land at Boreham Road



- 5.24** The site is allocated for the development of approximately 30 dwellings. It is in a location that has the capacity to accommodate some change from an environmental, landscape and heritage perspective, and could assimilate into the existing built form of the town. The site is in an accessible and sustainable location served by existing highways infrastructure. The development of approximately 30 dwellings would contribute towards the availability of affordable and open market housing at Warminster.

## Site 603 - Land east of The Dene, Warminster

Figure 5.3 Site 603 - Land east of The Dene, Warminster



- 5.25** The site is allocated for the development of approximately 100 dwellings. It is in a location that has the capacity to accommodate some change from an environmental, landscape and heritage perspective, and could assimilate into the existing built form of the town. The site is in an accessible and sustainable location served by existing highways infrastructure. The development of approximately 100 dwellings would contribute towards the availability of affordable and open market housing at Warminster.
- 5.26** **Appendix B** highlights preferred sites identified for allocation.

## 6. Outcome of the Warminster Community Area Remainder site selection process

### Overview

- 6.1** This section summarises the outcome of the site selection process for the Warminster Community Area Remainder. It follows the methodology outlined in Section Four and is covered in more detail by *Topic Paper 2: Site Selection Process Methodology*<sup>(15)</sup>.
- 6.2** The decisions taken after each stage of the process for the Warminster Community Area Remainder, along with the reasons for these decisions, are summarised below.

### Stage 1: Identifying broad 'areas of search'

- 6.3** The purpose of Stage 1 is to establish where housing site allocations may be needed during the rest of the Plan period. To do this, Stage 1 reviews the indicative requirement outstanding for the Warminster Community Area. Generally, the areas with an outstanding requirement to be met form the broad 'areas of search', which are then progressed for further assessment through Stage 2.
- 6.4** *Table 2.2* demonstrates an indicative residual requirement of 32 dwellings for the Warminster Community Area Remainder to be delivered during the Plan period.
- 6.5** Therefore, the Plan will need to consider the potential to allocate additional land to help meet the indicative residual requirement. The site selection process for the Warminster Community Area Remainder progresses to Stage 2a.

### Stage 2a: Strategic assessment of exclusionary criteria

- 6.6** The purpose of Stage 2a is to undertake further consideration of potential sites for assessment in the Warminster Community Area Remainder. Strategic Housing Land Availability Assessment (SHLAA) sites at the Large Villages are assessed against a range of exclusionary criteria. They are removed or reduced in capacity where affected by barriers to development, such as heritage and wildlife designations and flood plain, or because the site is already a commitment for development or located in the built up area.
- 6.7** Only SHLAA sites in the immediate surrounds of settlements are considered through the Stage 2a assessment. Sites within the open countryside or at Small Villages (i.e. not located at Large Villages, Local Service Centres, Market Towns or Principal Settlements) are not considered as potential housing allocation sites and, therefore, removed from further consideration<sup>(16)</sup>.
- 6.8** *Table 6.1* below lists the SHLAA sites removed prior to the Stage 2a assessment on this basis.

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

Area of search	SHLAA sites in the open countryside or at a Small Village
Warminster CA Remainder	307, 323, 324, 632, 633, 726, 727, 737, 3090, 3495, 3503, 3505, 3535

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

16 Wiltshire Council (September 2011). Strategic Housing Land Availability Assessment (SHLAA) Methodology. Paragraph 5.44



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

**6.10** *Table 6.2* below summarises the output from the Stage 2a assessment for the Warminster Community Area Remainder.

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

Settlement	SHLAA sites removed due to application of Exclusionary Criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Chapmanslade	None	316, 1022, 3203
Codford	252, 278, 611, 1028, 3087, 3114, 3505, 3507, 3545, 3546	612, 3397, 3491, 3506
Corsley	3328	629, 630, 3561
Heytesbury	176	3486
Sutton Veny	320, 3494	3407, 3457, 3510

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

- Chapmanslade
- Codford
- Corsley
- Heytesbury, and
- Sutton Veny

**Stage 2b: Identifying requirement for growth in Large Villages**

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

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

**Table 6.3 Summary of the Stage 2b Assessment of Large Villages in the Warminster Community Area Remainder**

Large Village	Justification for not taking forward to the next stage
Corsley	<ul style="list-style-type: none"> <li>• Constrained by the AONB</li> <li>• No primary school in village</li> </ul>

Large Village	Justification for not taking forward to the next stage
Sutton Veny	<ul style="list-style-type: none"> <li>Constrained by the AONB</li> <li>Primary school full and not capable of expansion</li> </ul>

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

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

### Stage 3: Sustainability Appraisal of remaining SHLAA sites

**6.16** After this high level assessment, remaining potential sites have been assessed using Sustainability Appraisal (SA). The SA framework contains 12 objectives that cover the likely environmental, social and economic effects of development. The performance of each site has been assessed against each of the objectives using a consistent set of decision-aiding questions. Each option was then scored under each objective based on a generic assessment scale from major positive to a major adverse effect<sup>(17)</sup>.

**6.17** **Appendix F** contains the assessment criteria and a summary of the output from Stage 3 of the site selection process for Warminster Community Area Remainder. Detailed assessments of individual sites are included within the Sustainability Appraisal Report<sup>(18)</sup>.

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

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

SHLAA ref	Site name	Outcome after Stage 3
<b>Chapmanslade</b>		
Site 316	Barters Farm	More sustainable
Site 1022	Green Farm Industrial Estate and adjacent land	Rejected
Site 3203	Land at North West Chapmanslade	More sustainable
<b>Codford</b>		
Site 612	Chitterne Road	Rejected
Site 3397	Bury Farmyard, Green Lane	Rejected
Site 3491	Mayflower Farm	Rejected
Site 3506	Manor House Grounds	Rejected

17 Wiltshire Council (June 2017). *Sustainability Appraisal*.

18 Wiltshire Council (June 2017). *Sustainability Appraisal*.

SHLAA ref	Site name	Outcome after Stage 3
<b>Heytesbury</b>		
Site 3486	Heytesbury Park	Rejected

### Sites removed after Stage 3

**6.19** Table 6.5 below shows sites removed after Stage 3 together with the main reasons.

Table 6.5 SHLAA sites removed after Stage 3 in the Warminster Community Area Remainder

SHLAA ref	Site name	Reasons for removing after Stage 3
<b>Chapmanslade</b>		
Site 1022	Green Farm Industrial Estate and adjacent land	<ul style="list-style-type: none"> <li>Development of the site would result in major adverse effects associated with the loss of employment land. Therefore, it is recommended that this site is not considered further in the site selection process.</li> </ul>
<b>Codford</b>		
Site 612	Chitterne Road	<ul style="list-style-type: none"> <li>Major adverse effects are identified associated with the River Avon SAC, therefore it is recommended that these sites are not considered further in the site selection process.</li> </ul>
Site 3397	Bury Farmyard, Green Lane	
Site 3491	Mayflower Farm	
Site 3506	Manor House Grounds	
<b>Heytesbury</b>		
Site 3486	Heytesbury Park	<ul style="list-style-type: none"> <li>Major adverse effects are identified in relation to the River Avon SAC, therefore it is recommended that this site is not considered further in the site selection process.</li> </ul>

### Sites taken forward

**6.20** Table 6.6 below shows sites taken forward to the next stage of the site selection process.

Table 6.6 Sites taken forward after Stage 3 in the Warminster Community Area Remainder

SHLAA ref	Site name
<b>Chapmanslade</b>	
Site 316	Barters Farm
Site 3203	Land at North West Chapmanslade

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



## Stage 4a: Selection of preferred sites

**6.22** The purpose of this stage, which involves five steps, is to select those SHLAA sites that should be site allocations. The 'more sustainable' sites (site options), resulting from the assessment in Stage 3, are individually assessed in more detail for suitability and fit with the area strategy (steps 1-4). The conclusion selects preferred sites (step 5)<sup>(19)</sup>.

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

**6.24** *Table 6.7* below shows the site options considered at Stage 4a.

**Table 6.7** Site options considered at Stage 4a in the Warminster Community Area Remainder

SHLAA ref	Site name	SHLAA capacity
<b>Chapmanslade</b>		
Site 316	Barthers Farm	35
Site 3203	Land at North West Chapmanslade	43
<b>TOTAL</b>		<b>78</b>

### Sites removed after Stage 4a

**6.25** *Table 6.8* below shows the site option removed after Stage 4a.

**Table 6.8** Sites option removed after Stage 4a in the Warminster Community Area Remainder

SHLAA ref	Site name	Reasons why site removed after Stage 4a
<b>Chapmanslade</b>		
Site 3203	Land at North West Chapmanslade	<ul style="list-style-type: none"> <li>Development of the site would very likely have a detrimental ecological impact on the adjoining Black Dog Woods County Wildlife Site (CWS (which contains Ancient Woodland)).</li> <li>Development would have a significant adverse effect on the landscape character of Chapmanslade and the setting of the CWS/Ancient Woodland. The layout of any development is unlikely to be in keeping with the pattern of development hereabouts.</li> <li>Mitigation of the above would be very difficult to mitigate successfully.</li> </ul>

### Preferred sites

**6.26** *Table 6.9* below shows the preferred site identified for allocation and the adjusted capacity following the assessment.

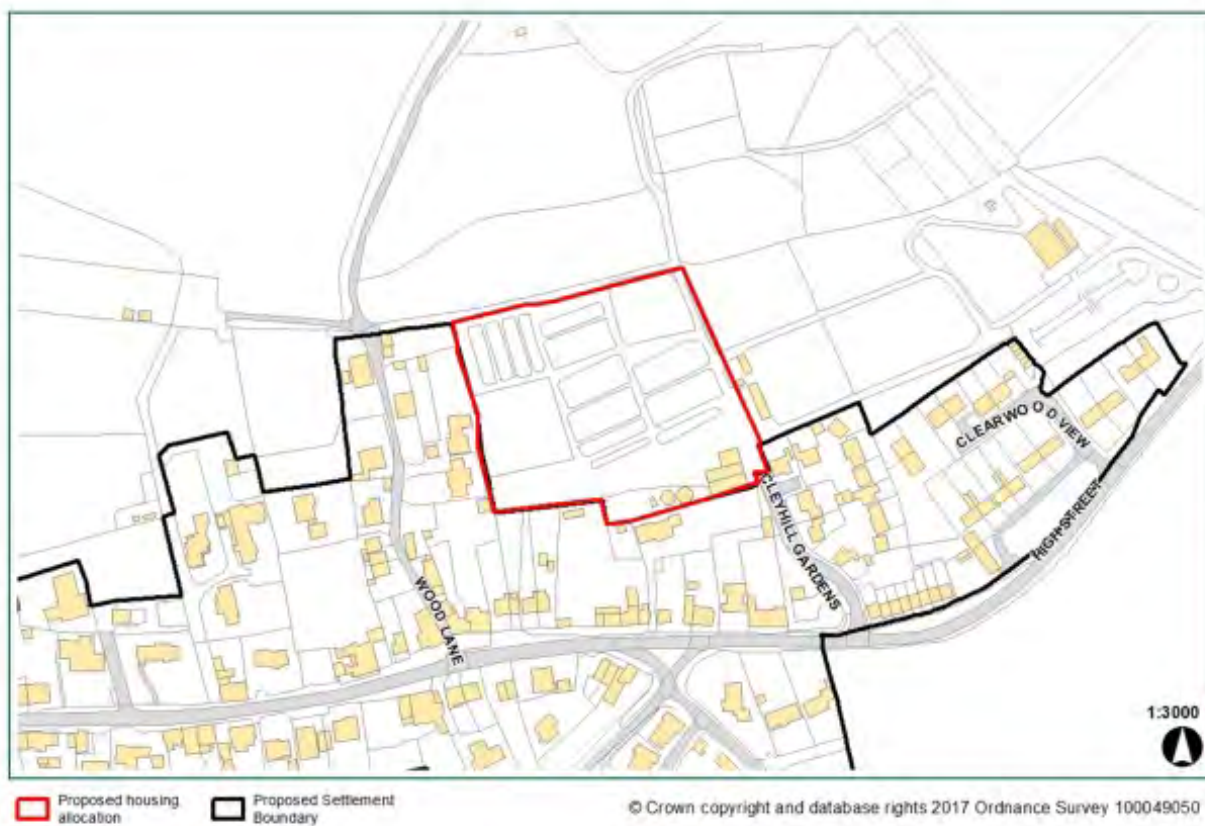
Table 6.9 Preferred site identified for allocation in the Warminster Community Area Remainder.

SHLAA ref	Site name	Capacity
<b>Chapmanslade</b>		
Site 316	Barters Farm	<b>35</b>
<b>TOTAL:</b>		<b>35</b>

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

### Site 316 – Barters Farm

Figure 6.1 Site 316 – Barters Farm



6.28 Development of the site would have some adverse impacts, however it is considered that these are not insurmountable, based on available evidence at the time of assessment. The maximum capacity of the site is approximately 35 dwellings. Capacity may be reduced as informed by further detailed assessments required through the planning application process. The site contributes to the area strategy and could help Chapmanslade become more self-contained.

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

## 7. Conclusions

### Warminster

7.1 There is an indicative residual housing requirement of 462 dwellings at the Market Town of Warminster. *Table 7.1* below shows the three preferred sites that have been identified for allocation which will contribute towards delivery of the requirement.

Table 7.1 Preferred sites identified for allocation at Warminster

SHLAA ref	Site name	Capacity
Site 302/ Site 1032	Land at Bradley Road, Warminster/ Land at Bore Hill Farm, Warminster <sup>(20)</sup>	70
Site 304	Land at Boreham Road, Warminster	30
Site 603	Land east of The Dene, Warminster	100
<b>TOTAL:</b>		<b>200</b>

### Warminster Community Area

7.2 There is an indicative residual housing requirement of 32 dwellings for Warminster Community Area Remainder. *Table 7.2* below shows the preferred site that has been identified for allocation.

Table 7.2 Preferred site identified for allocation in the Warminster Community Area Remainder.

SHLAA ref	Site name	Capacity
<b>Chapmanslade</b>		
Site 316	Barthers Farm, Chapmanslade	35
<b>TOTAL:</b>		<b>35</b>

### Settlement Boundary Review

7.3 The Plan has reviewed the settlement boundaries of the following settlements within the Warminster Community Area:

- Warminster
- Chapmanslade
- Codford
- Corsley
- Heytesbury, and
- Sutton Veny

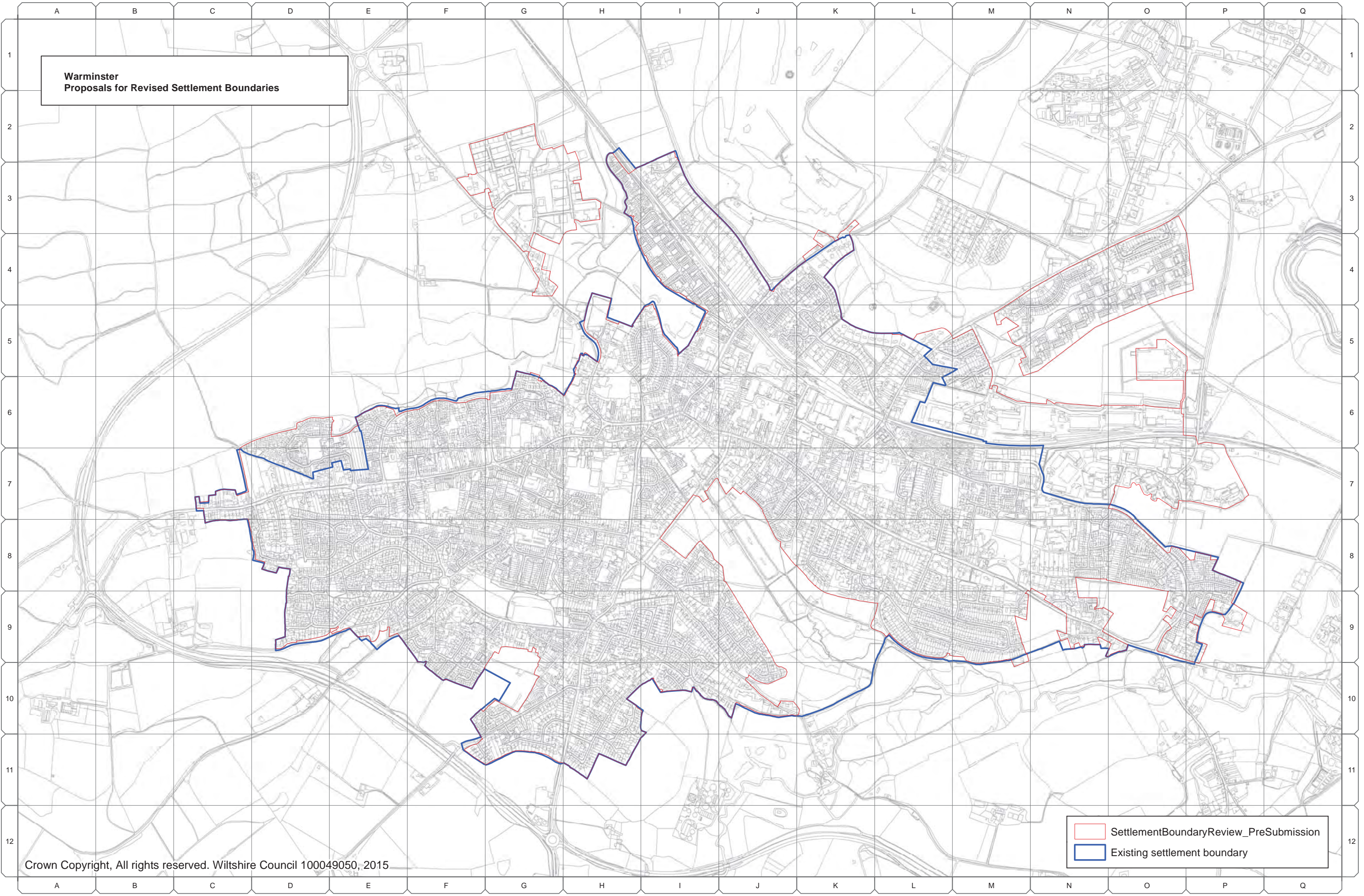
20 Due to the mutual reliance of sites 302 and 1032, in terms of achieving an acceptable point of access, these are to be considered in combination as a single site.

- 7.4** No settlements in the Warminster Community Area are considered to have had their settlement boundaries reviewed through a sufficiently advanced neighbourhood planning process. Therefore, all settlements with currently adopted settlement boundaries within this community area have been considered through the settlement boundary review.

# Appendix A: Proposals for revised settlement boundaries



**Warminster  
Proposals for Revised Settlement Boundaries**



SettlementBoundaryReview\_PreSubmission  
Existing settlement boundary



## Warminster

**A.1** The preceding map of Warminster illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.1* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology<sup>(21)</sup>. The grid reference numbers are those used on the map overleaf.

**Table A.1 Proposed Amendments to Warminster Settlement Boundary**

Map Grid Reference <sup>(22)</sup>	Proposed Amendment
G9, G10	Amend boundary to exclude recreational space from the boundary.
E9	Amend boundary to remove area of land more closely related to the countryside and to follow defined physical features – curtilages of properties.
E9, D9	Amend boundary to follow but not include clearly defined physical features - the road.
C8, C7, D8	Amend boundary to follow but not include clearly defined physical features - the road.
D6, D7, E6, E7	Amend boundary to include area of built residential development physically related to the settlement.
E6, F6, G6, H5	Amend boundary to follow but not include clearly defined physical features - the road.
F2, G2, H2, F3, G3, H3, G4	Amend boundary to include area of built employment development physically related to the settlement.
H5	Amend boundary to follow but include defined physical feature – the road.
I5	Amend boundary to follow defined physical features – curtilages of properties.
I4, H3	Amend boundary to follow but not include clearly defined physical features - the road.
H2, H3 (N)	Amend boundary to follow but not include clearly defined physical features - the railway line.
K4, K3	Amend boundary to include built development physically related to the settlement.
O3, N4, O4, L5, M5, N5, O5, L6, M6, N6, O6, P6, N7, O7, P7	Amend boundary to include built development physically related to the settlement.

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

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

O7, O8, P8	Amend boundary to follow but not include clearly defined physical features - the road, and to exclude area more closely related to the countryside.
P9	Amend boundary to include area of built development physically related to the settlement and to follow defined physical features – curtilages of properties.
O9, O8, N8, N9	Amend boundary to exclude area of recreational land more closely relating the countryside.
N9, M9	Amend boundary to exclude area more closely relating the countryside.
K9, K8, J8, I8, I7, J7, J9, J10, K10	Amend boundary to exclude area more closely relating the countryside.
F11	Amend boundary to follow but not include clearly defined physical features - the road.

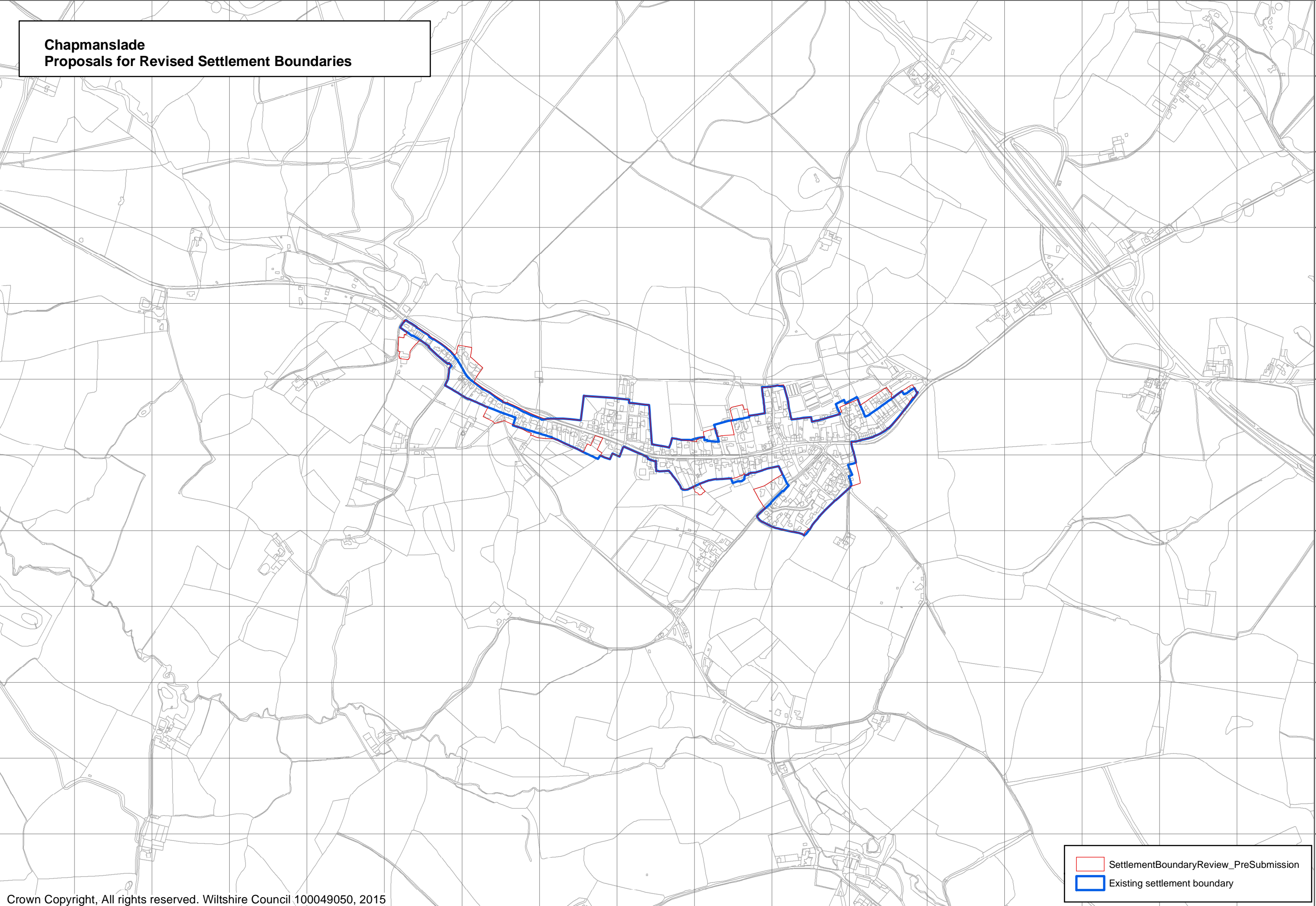


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**Chapmanslade  
Proposals for Revised Settlement Boundaries**



SettlementBoundaryReview\_PreSubmission  
Existing settlement boundary

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

## Chapmanslade

**A.2** The preceding map of Chapmanslade illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.2* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology<sup>(23)</sup>. The grid reference numbers are those used on the map overleaf.

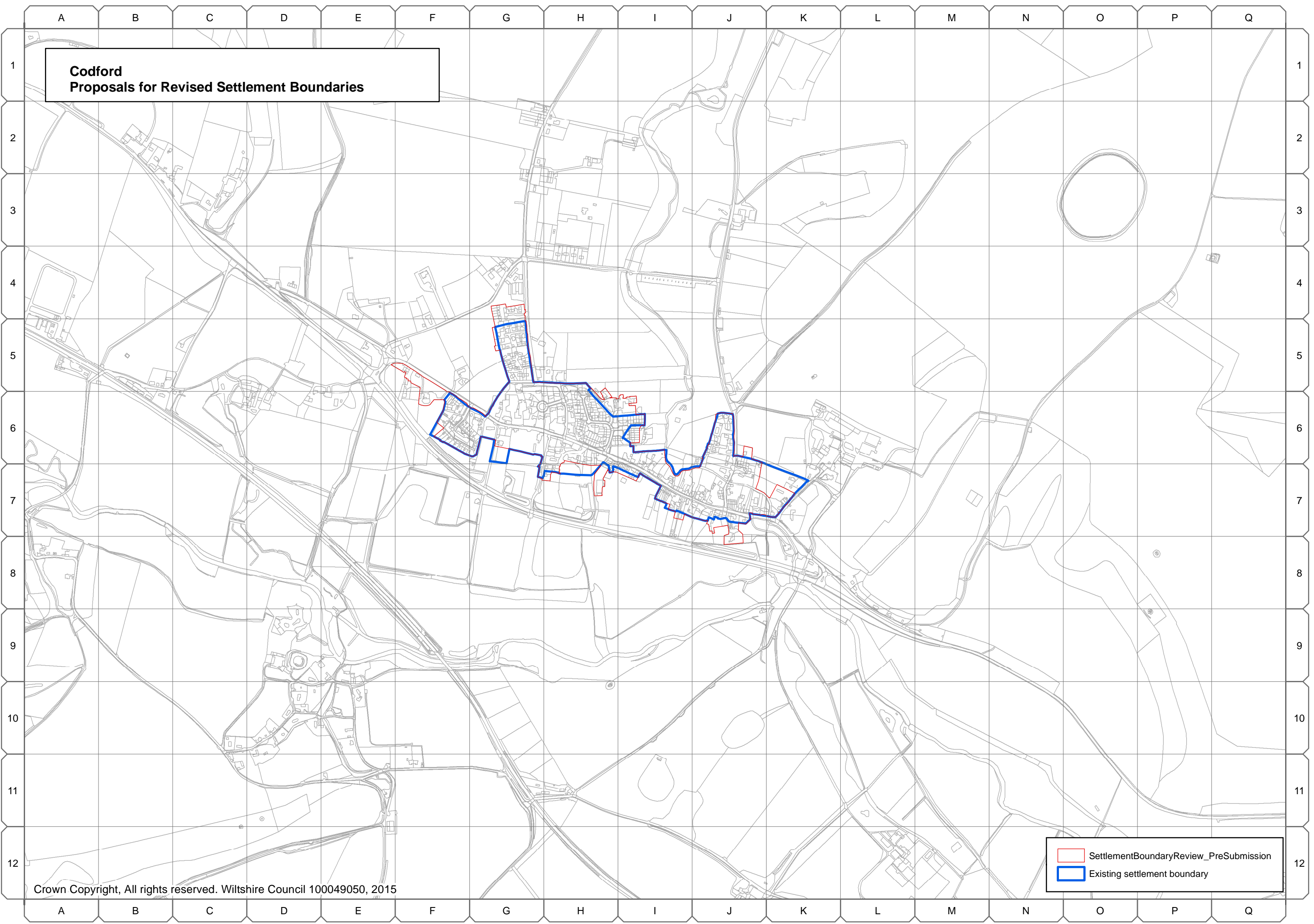
**Table A.2 Proposed Amendments to Chapmanslade Settlement Boundary**

Map Grid Reference <sup>(24)</sup>	Proposed Amendment
F5	Amend boundary to include community facilities development (i.e. village hall) that is physically related to the settlement.
F5, G5	Amend boundary to include built residential development that is physically related to the settlement.
G6, H6	Amend boundary to include built residential development that is physically related to the settlement.
H6	Amend boundary to include curtilage of property physically related to the settlement and to exclude area more closely related to the countryside.
J7 (W)	Amend boundary to include built residential development that is physically related to the settlement.
J7	Amend boundary to exclude employment development on the edge of the large village.
J7, K7	Amend boundary to include built residential development that is physically related to the settlement.
L7	Amend boundary to include built residential development that is physically related to the settlement.
L6	Amend boundary to include built residential development that is physically related to the settlement.
J6	Amend boundary to include built development physically related to the settlement and to exclude area more closely related to the open countryside.

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

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

**Codford  
Proposals for Revised Settlement Boundaries**



- SettlementBoundaryReview\_PreSubmission
- Existing settlement boundary



## Codford

**A.3** The preceding map of Codford illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.3* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology<sup>(25)</sup>. The grid reference numbers are those used on the map overleaf.

**Table A.3 Proposed Amendments to Codford Settlement Boundary**

Map Grid Reference	Proposed Amendment
F5, F6	Amend boundary to include built residential development that is physically related to the settlement.
G4, G5	Amend boundary to include built residential development that is physically related to the settlement.
G5	Amend boundary to include the curtilage of a property that relates more to the built form of the settlement.
H6, I6	Amend boundary to include built residential development that is physically related to the settlement.
I6	Amend boundary to include built residential development that is physically related to the settlement.
J6	Amend boundary to include built residential development that is physically related to the settlement.
J7, K7	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
J7, J8	Amend boundary to include built residential development that is physically related to the settlement.
I7	Amend boundary to include built residential development that is physically related to the settlement.
H7	Amend boundary to include built community facility development physically related to the settlement.
I7, H6, H7	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
G6	Amend boundary to exclude recreational or amenity space at the edge of the settlement that relates more to the open countryside.
F6	Amend boundary to exclude area of land more closely related to the open countryside.

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

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**Corsley  
Proposals for Revised Settlement Boundaries**



SettlementBoundaryReview\_PreSubmission  
Existing settlement boundary

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

## Corsley

**A.4** The preceding map of Corsley illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.4* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology<sup>(26)</sup>. The grid reference numbers are those used on the map overleaf.

**Table A.4 Proposed Amendments to Corsley Settlement Boundary**

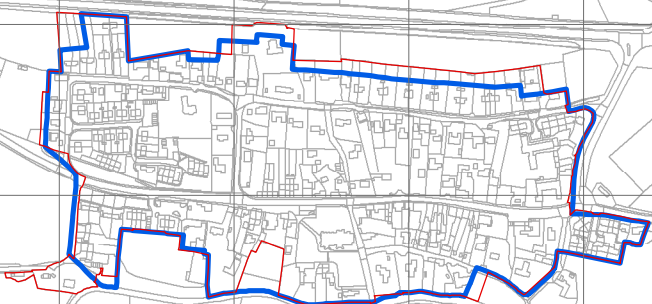
<b>Map Grid Reference</b>	<b>Proposed Amendment</b>
F5	Amend boundary to include built residential development that is physically related to the settlement.
G5	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
K5	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
K7	Amend boundary to include built residential development that is physically related to the settlement.
J7	Amendment to boundary to follow but not include clearly defined physical feature – the road.

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



**Heytesbury  
Proposals for Revised Settlement Boundaries**



SettlementBoundaryReview\_PreSubmission  
Existing settlement boundary

## Heytesbury

**A.5** The preceding map of Heytesbury illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.5* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology<sup>(27)</sup>. The grid reference numbers are those used on the map overleaf.

**Table A.5 Proposed Amendments to Heytesbury Settlement Boundary**

Map Grid Reference	Proposed Amendment
H6, I6	Amend boundary to follow but not include clearly defined physically features, i.e. hedgerow.
I6, J6	Amend boundary to include curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I7	Amend boundary to remove area of land more closely related to the countryside.
G7, H7	Amend boundary to include residential development physically related to the settlement.
H5, H6	Amend boundary to include curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.

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

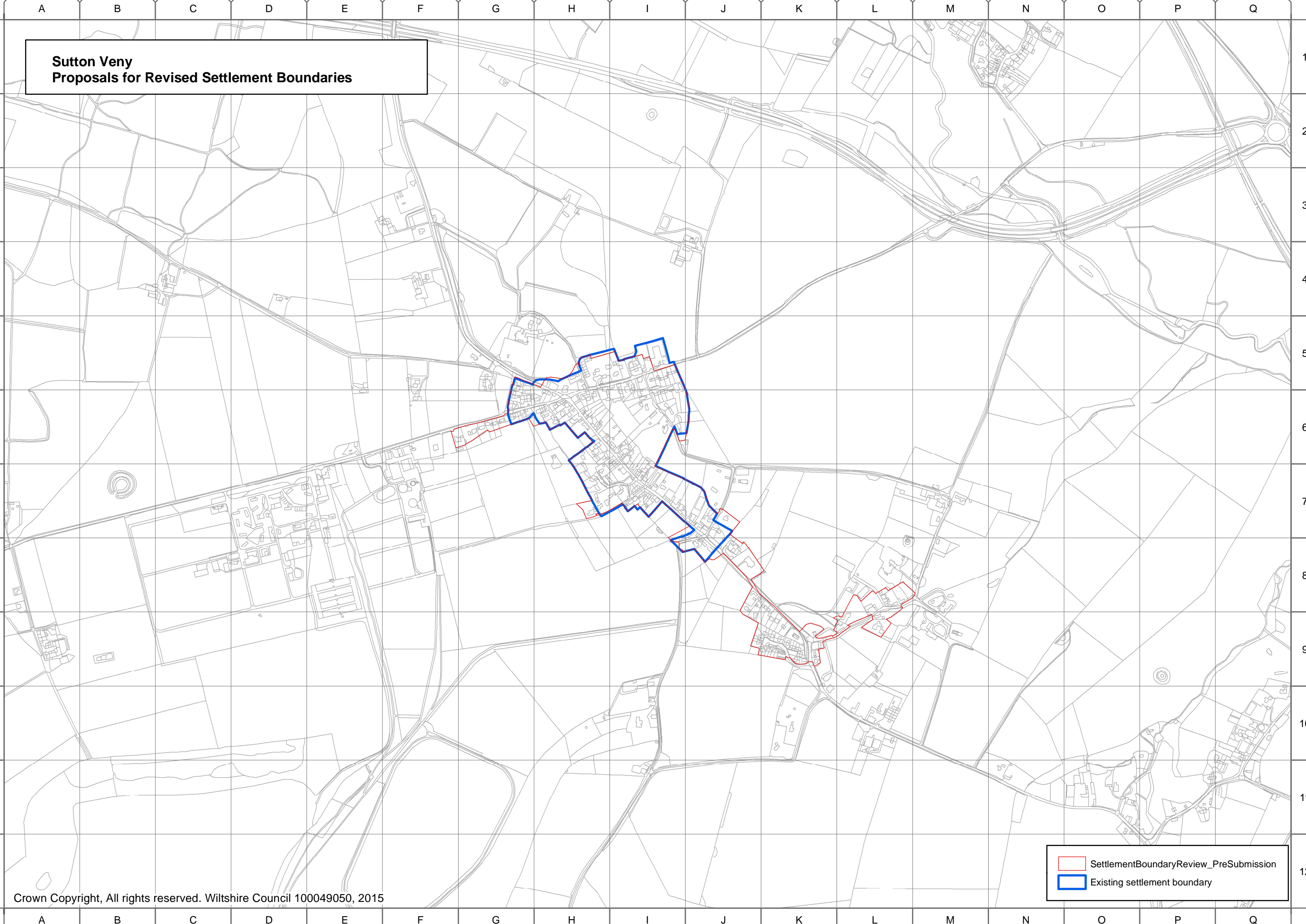


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**Sutton Veny  
Proposals for Revised Settlement Boundaries**

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

SettlementBoundaryReview\_PreSubmission  
Existing settlement boundary

## Sutton Veny

**A.6** The preceding map of Sutton Veny illustrates both the existing settlement boundary and the proposed revised settlement boundary. *Table A.6* below explains why each of the proposed amendments were made to the existing settlement boundary, in line with the settlement boundary review methodology<sup>(28)</sup>. The grid reference numbers are those used on the map overleaf.

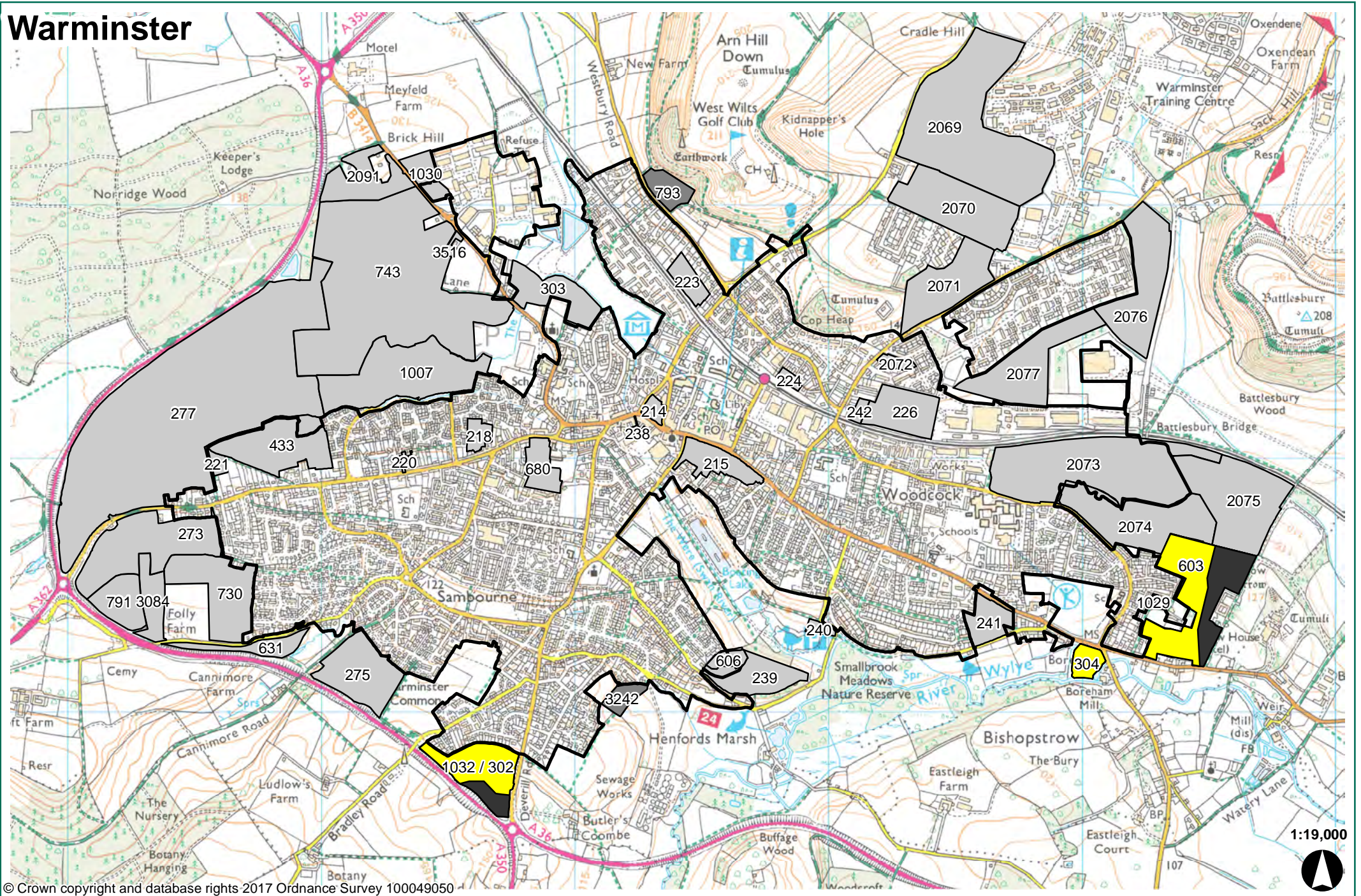
**Table A.6 Proposed Amendments to Sutton Veny Settlement Boundary**

Map Grid Reference	Proposed Amendment
F6, G6, H6	Amend boundary to include residential development that is physically related to the settlement.
H7	Amend boundary to include residential development that is physically related to the settlement.
I7	Amend boundary to include residential development that is physically related to the settlement.
J8, J9, L8	Amend boundary to include community facilities development (i.e. school and church) and residential development that is physically related to the settlement.
J7	Amend boundary to include the curtilage of a property that relates more to the built environment (e.g. a garden) and/ or has limited capacity to extend the built form of the settlement.
I6	Amend boundary to include curtilage of property more closely related to the built form of the settlement.
H5, I5	Amend boundary to include residential development that is physically related to the settlement and to remove area more closely related to the countryside.
I5	Amend boundary to exclude employment development at the edge of the large village.

# Appendix B: SHLAA sites considered during the site selection process



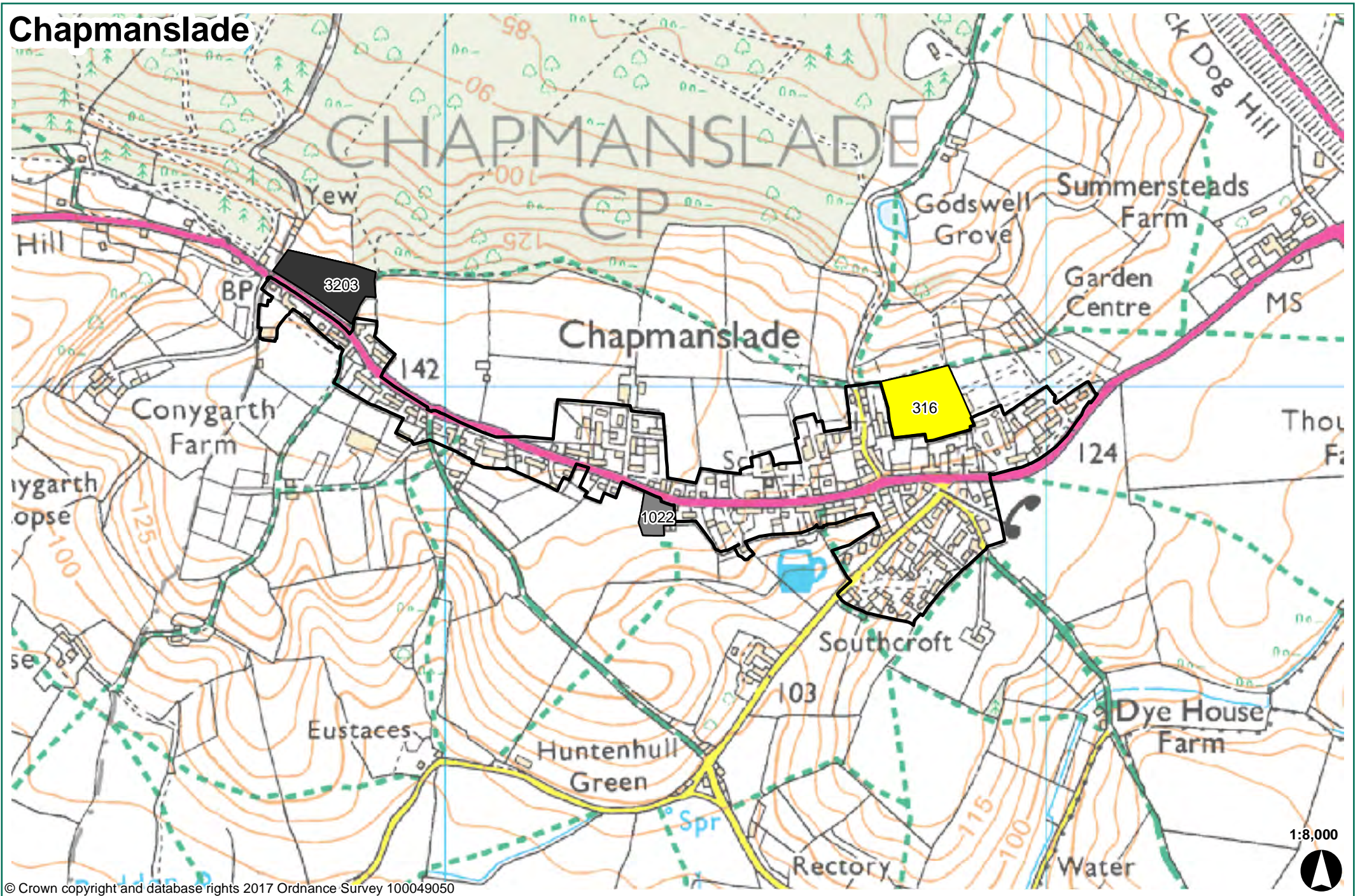
# Warminster



- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4



# Chapmanslade

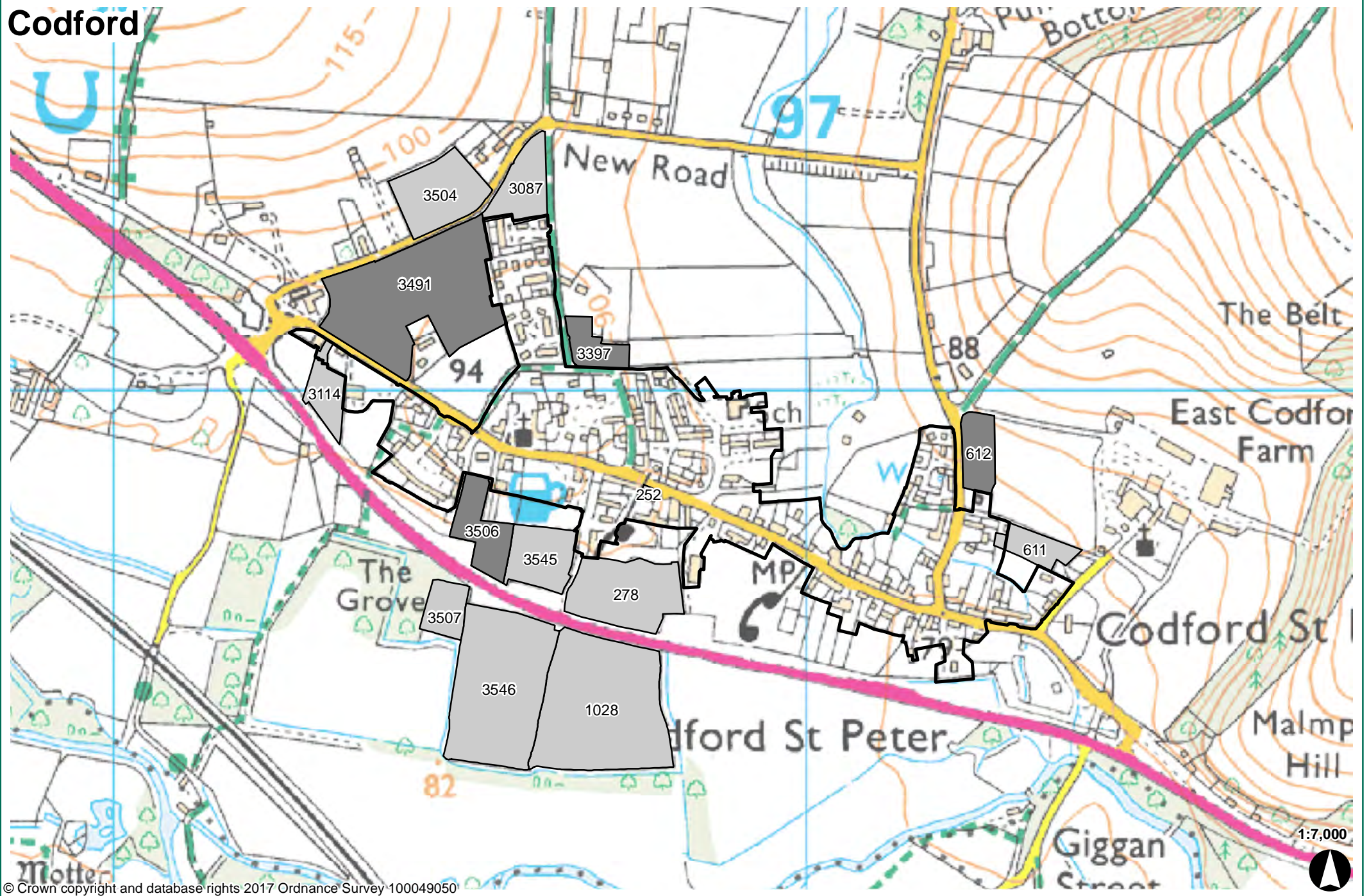


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- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4



# Codford

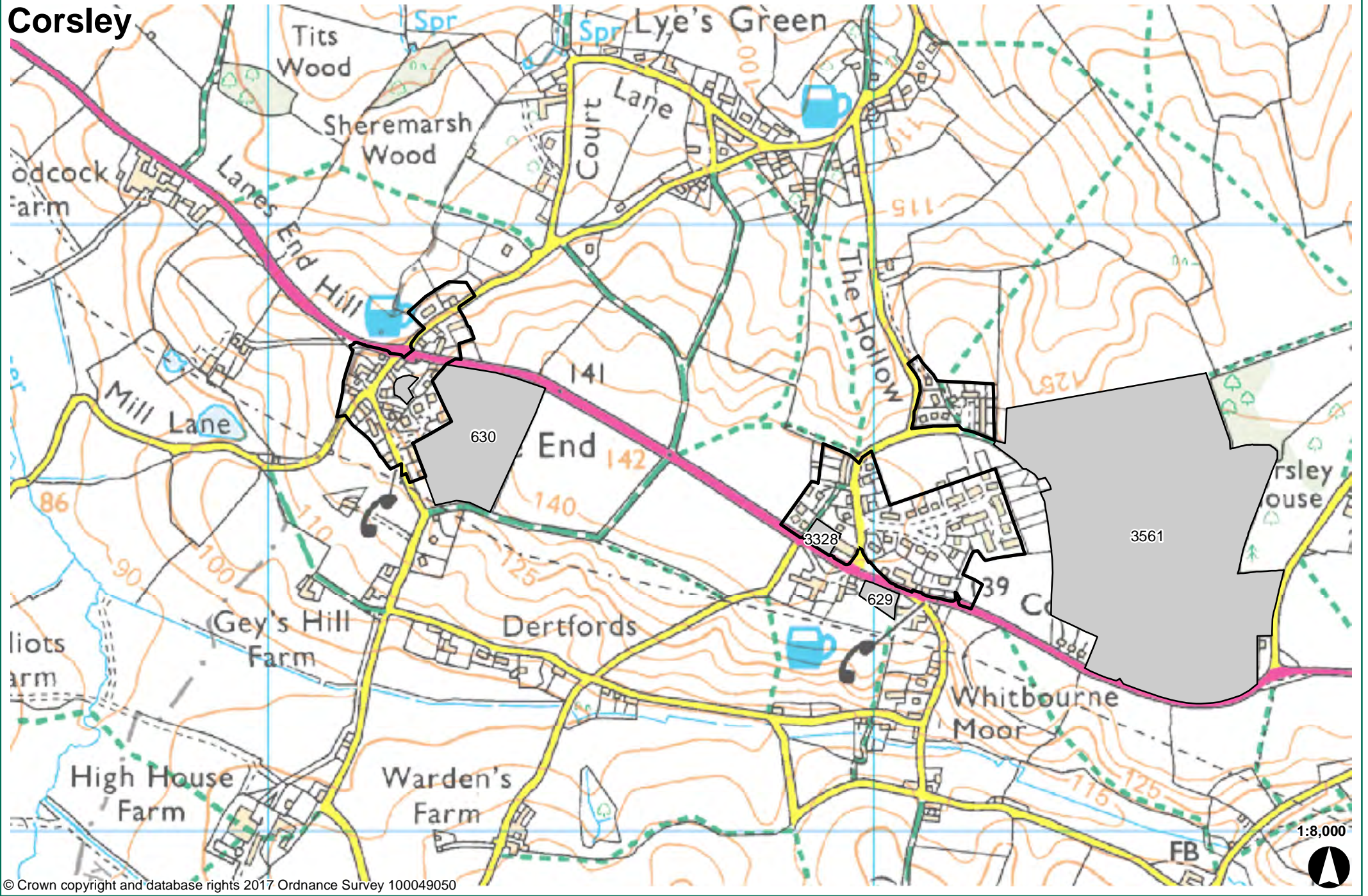


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- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4



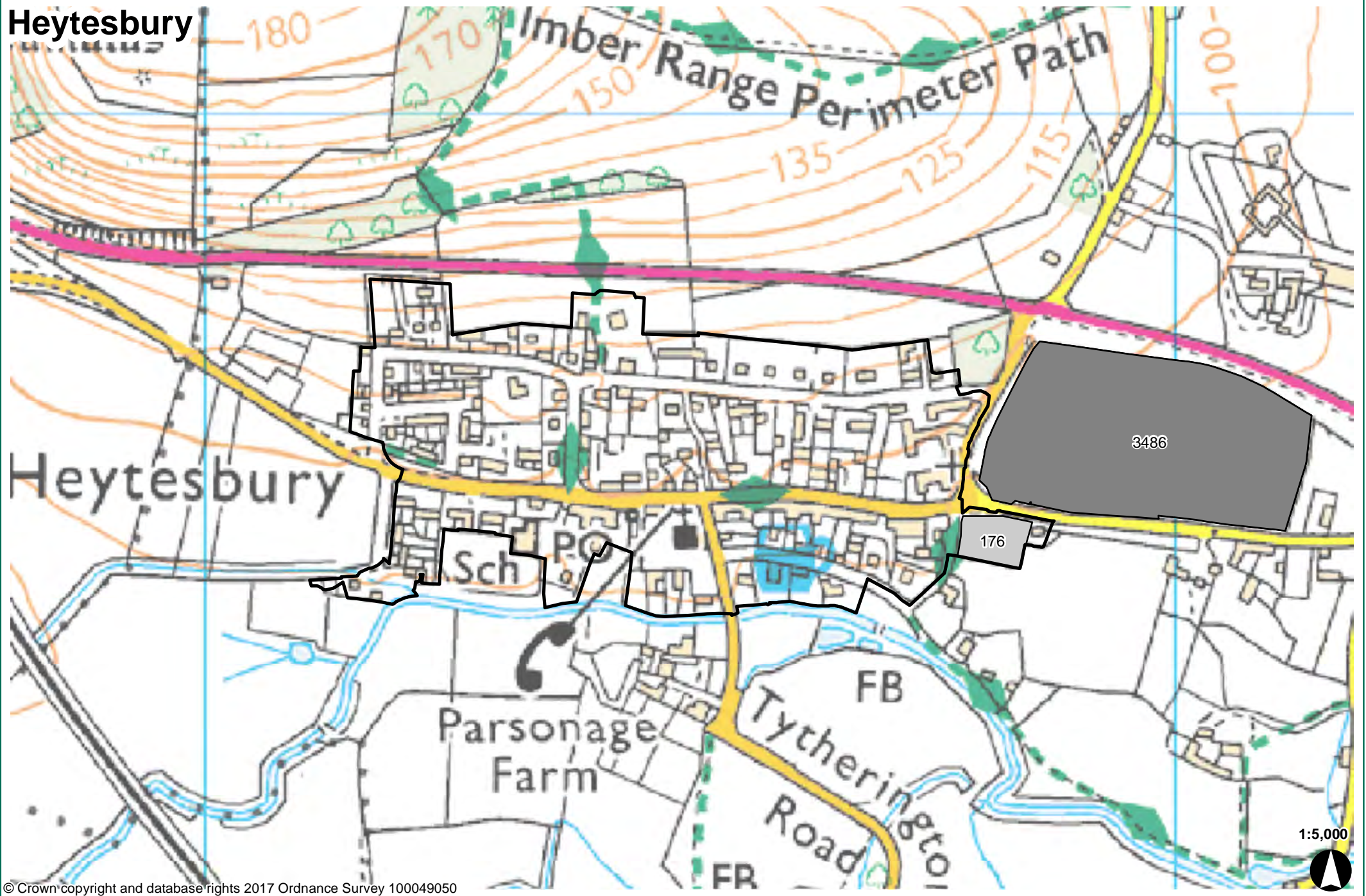
# Corsley



- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4



# Heytesbury

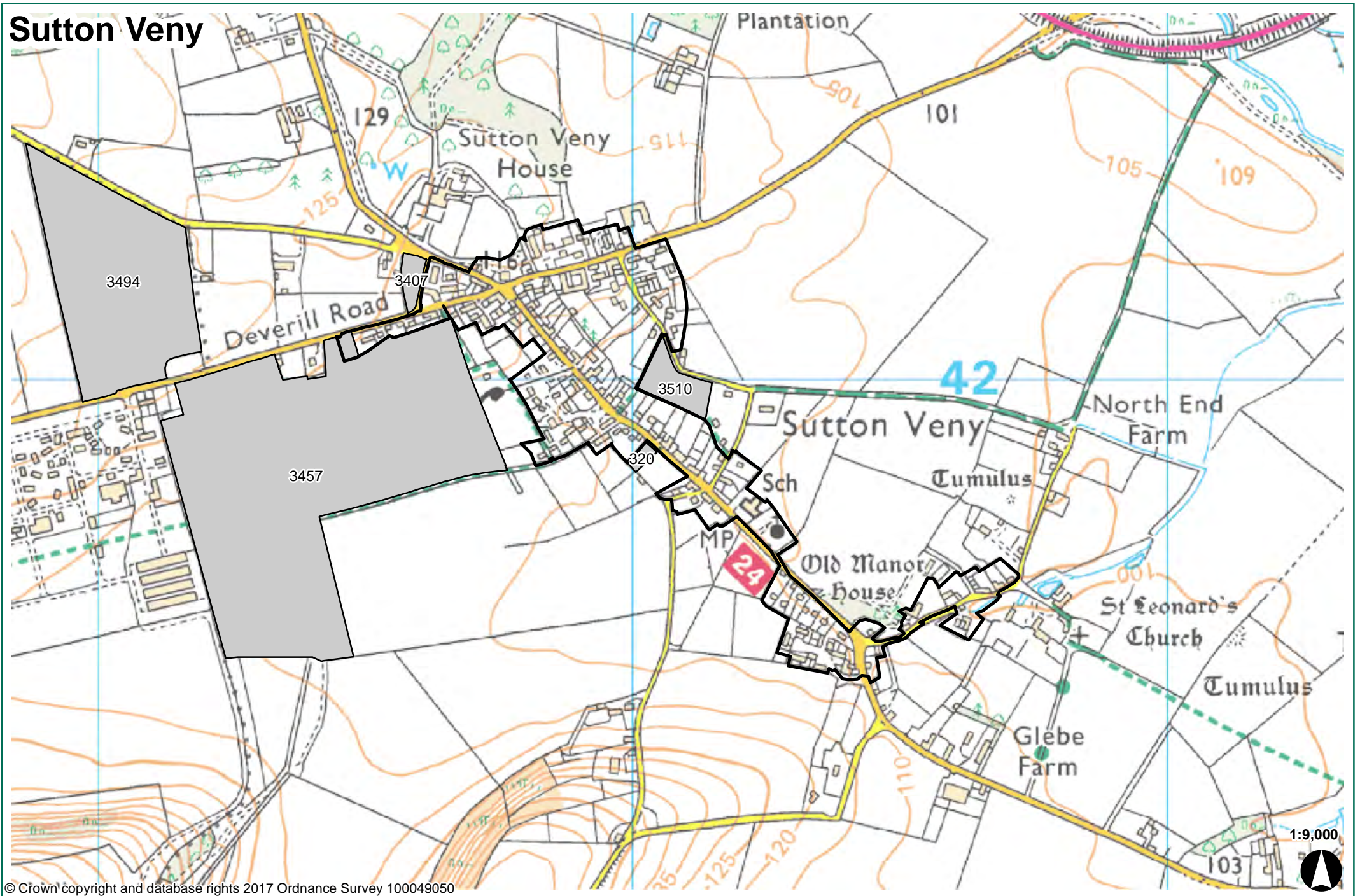


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- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4



# Sutton Veny



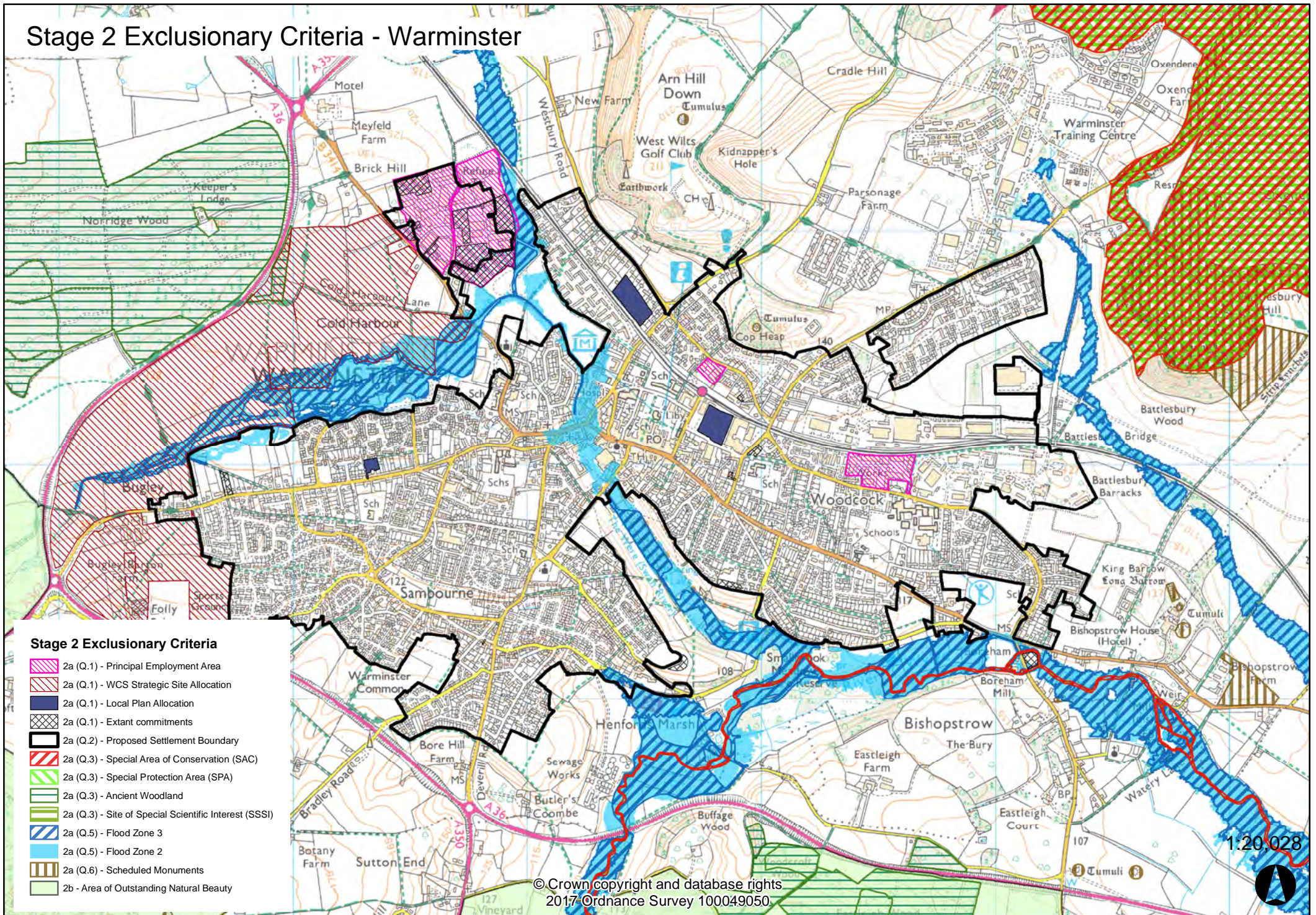
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

- Proposed Settlement Boundary
- Proposed housing allocations
- SHLAA sites removed at Stage 2
- SHLAA sites removed at Stage 3
- SHLAA sites removed at Stage 4

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



# Stage 2 Exclusionary Criteria - Warminster

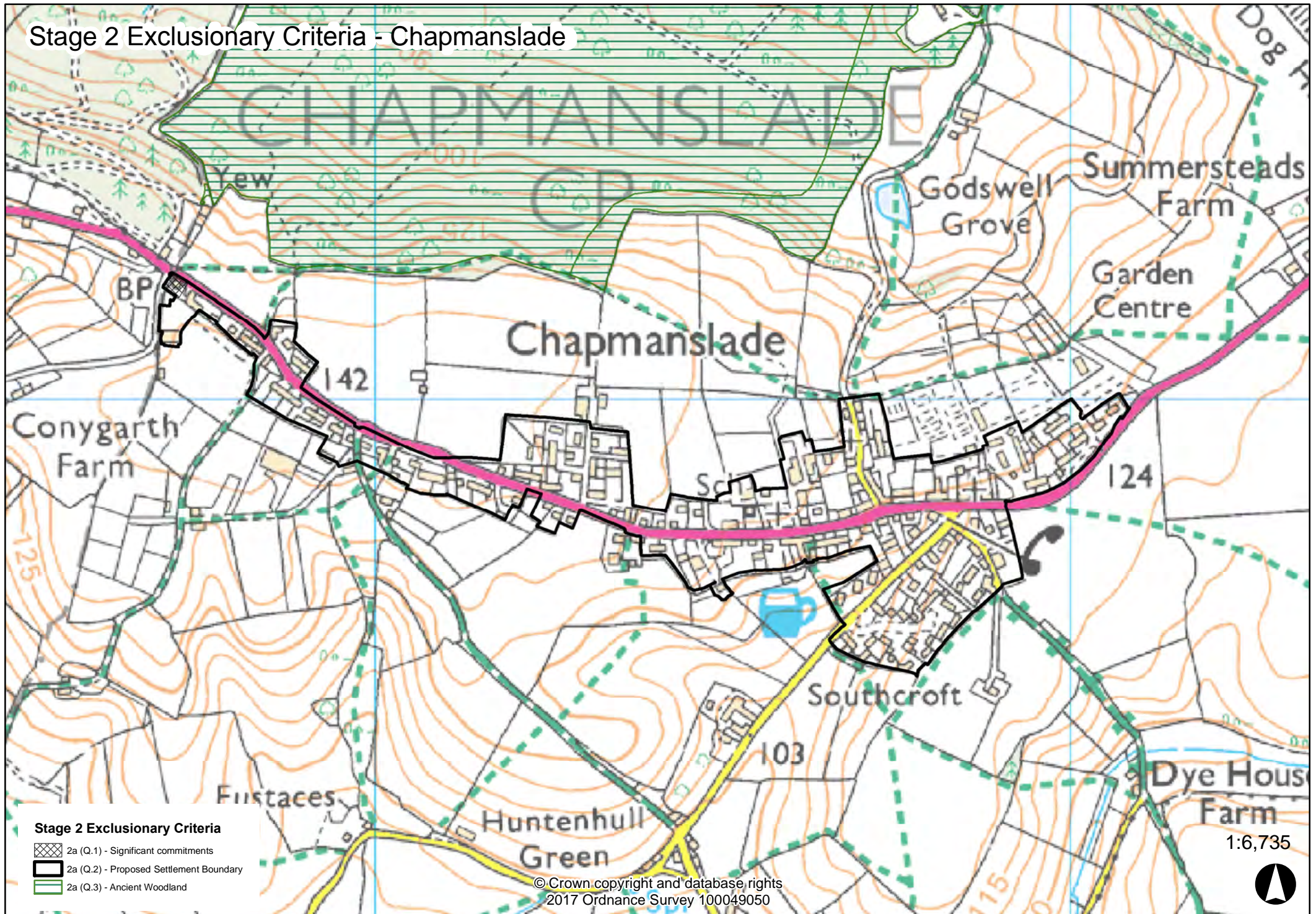


- Stage 2 Exclusionary Criteria**
-  2a (Q.1) - Principal Employment Area
  -  2a (Q.1) - WCS Strategic Site Allocation
  -  2a (Q.1) - Local Plan Allocation
  -  2a (Q.1) - Extant commitments
  -  2a (Q.2) - Proposed Settlement Boundary
  -  2a (Q.3) - Special Area of Conservation (SAC)
  -  2a (Q.3) - Special Protection Area (SPA)
  -  2a (Q.3) - Ancient Woodland
  -  2a (Q.3) - Site of Special Scientific Interest (SSSI)
  -  2a (Q.5) - Flood Zone 3
  -  2a (Q.5) - Flood Zone 2
  -  2a (Q.6) - Scheduled Monuments
  -  2b - Area of Outstanding Natural Beauty



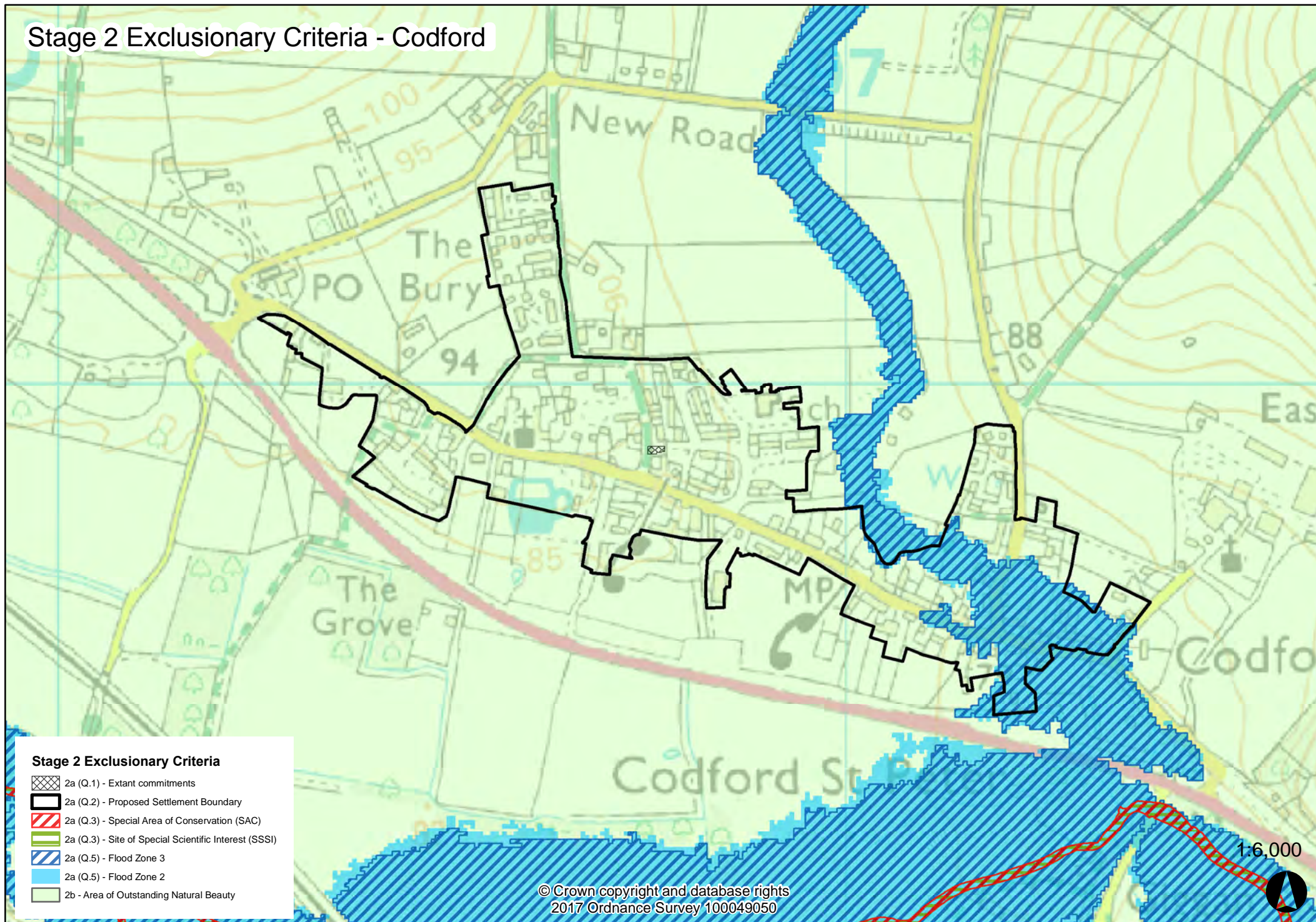


# Stage 2 Exclusionary Criteria - Chapmanslade



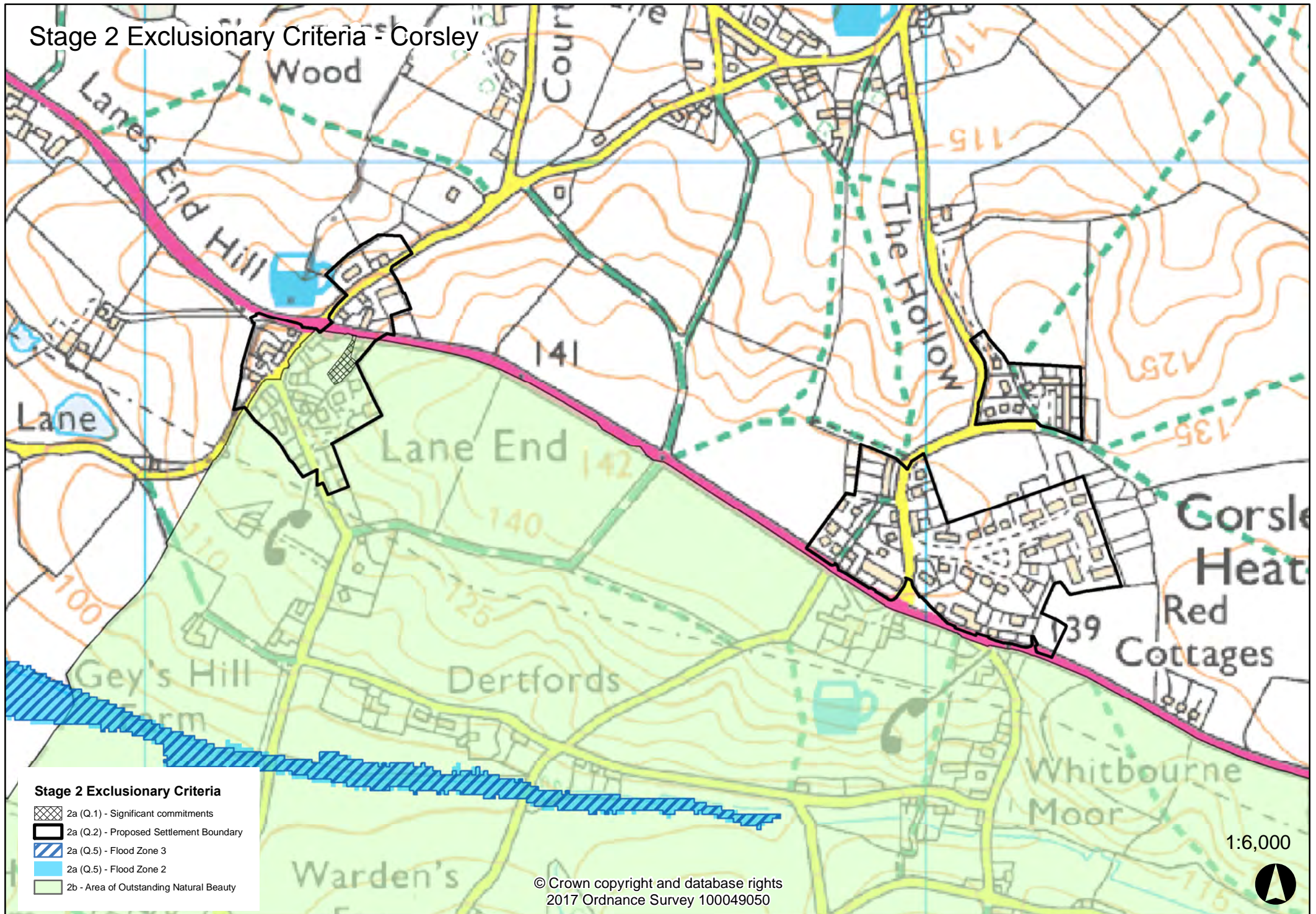


# Stage 2 Exclusionary Criteria - Codford



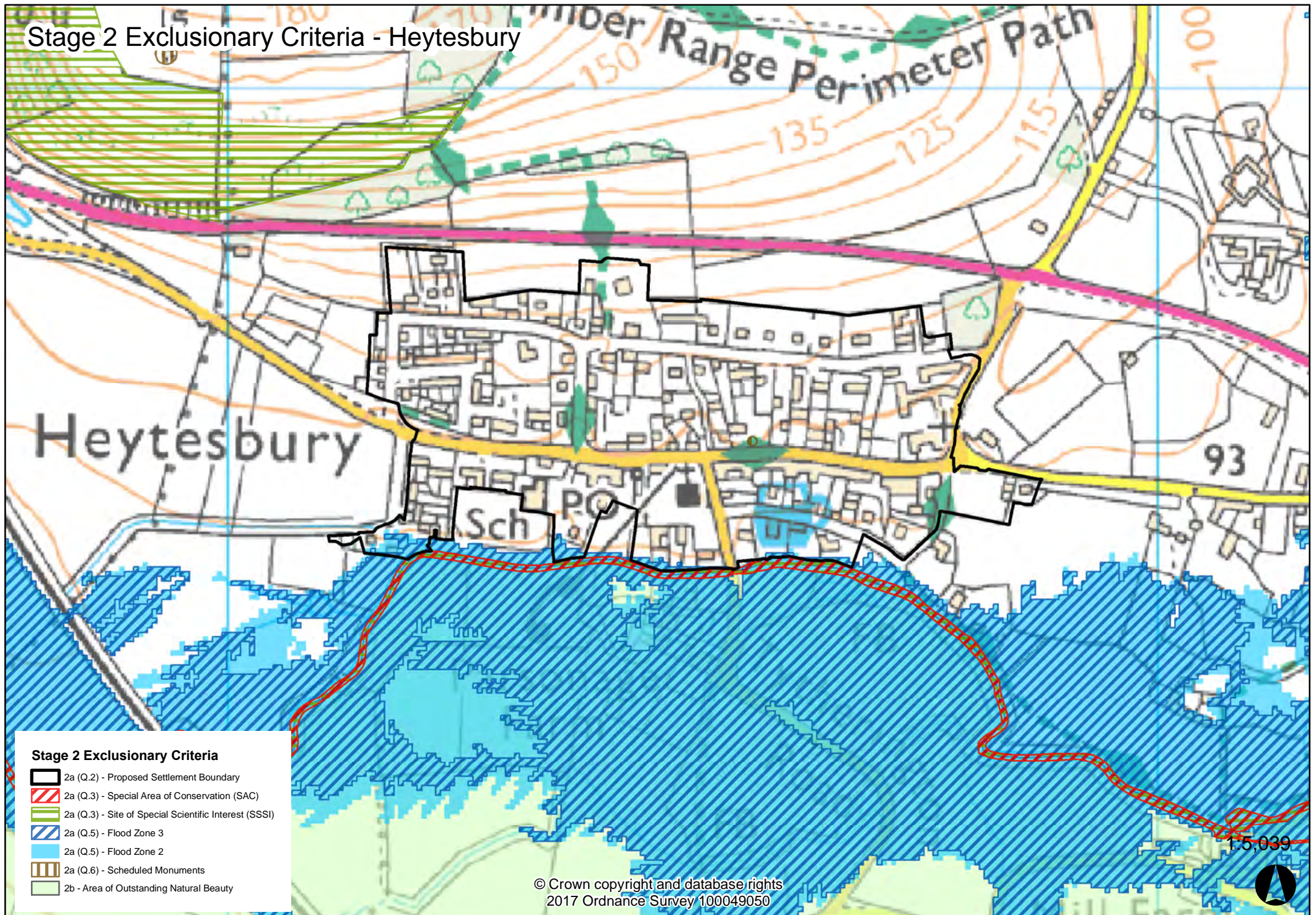


# Stage 2 Exclusionary Criteria - Corsley



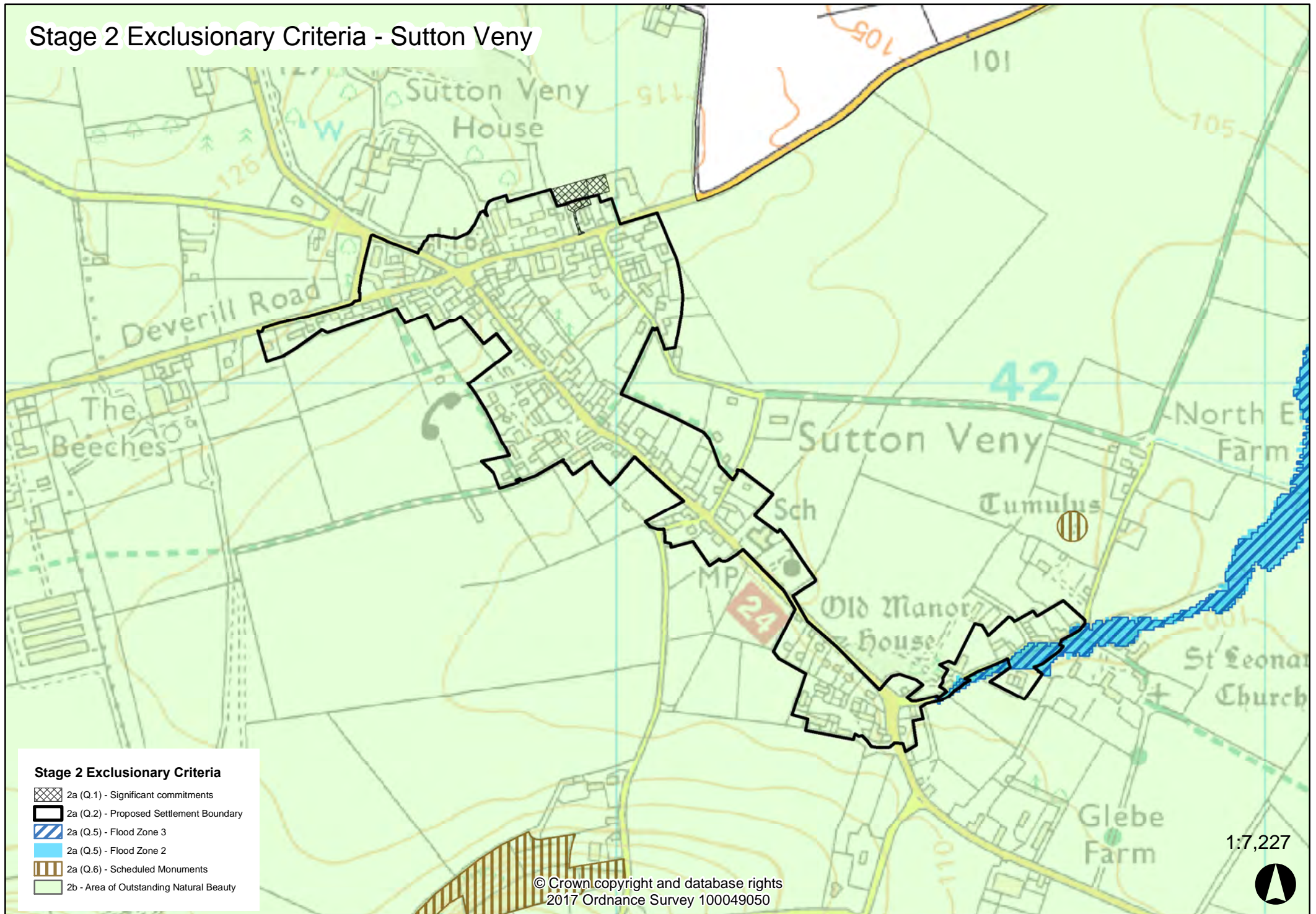


# Stage 2 Exclusionary Criteria - Heytesbury





# Stage 2 Exclusionary Criteria - Sutton Veny



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

**Table D.1 Stage 2a colour grading**

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

**Table D.2 Stage 2a exclusionary questions**

Exclusionary questions
1. Is the SHLAA site fully or partly a commitment? Or is the site fully or partly within a Principal Employment Area, or other existing development plan allocation? Or is the site isolated from the urban edge of the settlement i.e. not adjacent to the settlement boundary and not adjacent to a SHLAA site that is?
2. Is the site fully or partly within the settlement boundary <sup>(29)</sup> ?
3. Is the site fully or partly within one more of the following environmental designations of biodiversity or geological value (i.e. SAC, SPA, Ramsar sites, National Nature Reserve, Ancient Woodland, SSSI)?
4. Is the site fully or partly within green belt?
5. Is the site fully or partly within flood risk areas, zones 2 or 3?
6. Is the site fully or partly within areas involving any of the following internationally or nationally designated heritage asset (i.e. World Heritage Site, Scheduled Ancient Monument, Historic Park and Garden, Registered Park and Garden, Registered Battlefield)?

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

Table D.3 Stage 2a assessment for Warminster

Area of search: Warminster													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria <sup>(30)</sup>						Remaining developable site capacity	Land available? Y/N <sup>(31)</sup>	Land developable? Y/N <sup>(32)</sup>	Consideration	Recommendation (take forward/ remove)
			1	2	3	4	5	6					
<b>Warminster</b>													
214	Land and Buildings	16	P	Y							Within settlement boundary.	Remove	
215	Land at rear of	65	Y								Site completed/ committed. No remaining development capacity.	Remove	
218	Land rear of Vicarage Street and West Street	25	N	Y							Within settlement boundary.	Remove	
220	Garage premises, land off West Street	5	Y								Site completed/committed. No remaining development capacity.	Remove	
221	Rear of Victoria Road	15	N	Y							Within settlement boundary.	Remove	

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

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

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

Area of search: Warminster														
223	Rear of 3 to 12B, Westbury Road	38	Y									Site completed/committed. No remaining development capacity.	Remove	
224	Station Yard, Rear of 4 to 34, Copheap Lane	10	Y									Site completed/committed. Remaining development capacity <5.	Remove	
226	Part of ABRO Site	97	N	P	N	N	N	N	N	97	U	Site unavailable for development.	Remove	
238	Land off George Street	7	P	Y								Site partially committed and the remaining development capacity is <5. Within settlement boundary. Flood Zone 2.	Remove	
239	Land on Upper Marsh Road	93	P	P	N	N	N	N	N	78	Y	N	Site partly permitted. Partially within settlement boundary. Insufficient access to the site.	Remove
240	Land off of Smallbrook Road	11	N	N	N	N	P	N	N	10	U		Availability of the site unknown. Partially within Flood Zone 3.	Remove
241	Boreham Meadows	56	N	N	N	N	N	N	N	56	N		Land owner has confirmed that the site is not currently available.	Remove
242	Imber Road	10	N	Y									Within settlement boundary.	Remove



Area of search: Warminster												
273	Land at Bugley Barton Farm	221	Y								Site is within WWUE CS allocation area. Already accounted for as supply commitment.	Remove
275	Land at Warminster Common	143	N	N	N	N	N	N	143	U	Availability of the site unknown.	Remove
277	Land North of Victoria Road	803	Y								Site is within WWUE CS allocation area. Already accounted for as supply commitment.	Remove
302	Land at Bradley Road	11	N	N	N	N	N	N	11	Y	*Vehicular access to this site from Bradley Road is constrained. However the promoters of adjoining SHLAA site 1032 have indicated that vehicular access could be achieved through 1032 (from Deverill Road).	Take forward
303	Land at Church Street	96	N	N	N	P	N	N	55	Y	Partially within Flood Zone 2/3. Insufficient access to the site.	Remove
304	Land at Boreham Road	32	N	N	N	N	N	N	30	Y	Partially within Flood Zone 2/3. Exclusionary criteria not met for remainder of the site. Take forward.	Take forward

Area of search: Warminster												
433	Land North of	167	P	N	N	N	N	N	N	20	U	Remove
603	Land East of the Dene	164	N	N	N	N	N	N	N	164	Y	Take forward
606	Land at Henfords Marsh	19	P	P	N	N	N	N	N	9	Y	Remove
631	Land at Folly Lane	46	Y									Remove
680	Warminster Prep School	51	N	Y								Remove
730	Land West of	164	Y									Remove
743	Land West of Bath Road and North of Cold Harbour Lane	543	Y									Remove

Area of search: Warminster													
791	Land off Victoria Road	74	Y									Site is within WWUE CS allocation area. Already accounted for as supply commitment.	Remove
793	Westbury Road	45	N	N	N	N	N	N	45	Y	Y	Exclusionary criteria not met. Site should be taken forward for further consideration.	Take forward
1007	Land adjacent Grovelands Way	171	N	N	N	N	N	Y				Site within Flood Zone 2/3.	Remove
1029	Land behind St Georges Close	3	N	Y								Site capacity is <5 dwellings. Within settlement boundary.	Remove
1030	44 & 48 Bath Road	45	P	P	N	N	N	N	44			Site is partially committed and partially within the settlement boundary. Exclusionary criteria not met, however site is detached from the main settlement.	Remove
1032	Bore Hill Farm	118	P	N	N	N	N	N	69	Y	Y	Site is partially committed. Remaining development capacity is 69 dwellings.	Take forward
2069	Warminster 1	329	Y									Site is not well related to the settlement.	Remove

Area of search: Warminster											
2070	Warminster 2	203	Y							Site is not well related to the settlement.	Remove
2071	Warminster 3	151	N	N	N	N	N	151	U	Availability of the site is unknown.	Remove
2072	Warminster 4	14	N	Y						Within settlement boundary. Land owner has confirmed that the site is not currently available.	Remove
2073	Warminster 5	263	N	N	N	N	N	263	N	Land owner has confirmed that the site is not currently available.	Remove
2074	Warminster 6	211	N	P	N	N	N	211	N	Partially within the settlement boundary. Land owner has confirmed that the site is not currently available.	Remove
2075	Warminster 7	159	N	N	N	P	N		U	Partially within Flood Zones 2 & 3. Availability of the site is unknown.	Remove
2076	Warminster 8	195	N	N	N	P	N	179	U	Partially within Flood Zones 2 & 3. Availability of the site is unknown.	Remove
2077	Warminster 9	175	N	N	N	N	N	175	U	Availability of the site is unknown.	Remove
2091	Land between Bath Road and A36	98	Y							Site is detached from the built edge of the town.	Remove

Area of search: Warminster													
3084	Folly Farm, Folly Lane	60	Y									Site committed as part of CS West Warminster Urban Extension Allocation.	Remove
3242	Land adjacent to Fanshaw Way	29	N	N	N	N	N	N	29	Y	Y	Exclusionary criteria not met. Site should be taken forward for further consideration.	Take forward
3516	93 Bath Road	7	Y									Site is detached from the built edge of the town.	Remove



Table D.4 SHLAA sites considered at Stage 2a at Warminster

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage
Warminster town	214, 215, 218, 220, 221, 223, 224, 226, 238, 239, 240, 241, 242, 273, 275, 277, 303, 433, 606, 631, 680, 730, 743, 791, 1007, 1029, 1030, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2091, 3084, 3516.	302, 304, 603, 793, 1032, 3242

Table D.5 Stage 2a assessment for Warminster Community Area Remainder

Area of search: Warminster Community Area Remainder													
SHLAA Site Ref	Site Name	Capacity	Strategic (exclusionary) criteria <sup>(33)</sup>						Remaining developable site capacity	Land available? Y/N <sup>(34)</sup>	Land developable? Y/N <sup>(35)</sup>	Consideration	Recommendation (take forward/ remove)
			1	2	3	4	5	6					
<b>Chapmanslade</b>													
316	Barter Farms Nurseries	32	N	N	N	N	N	N	32 tbc	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
1022	Green Farm industrial Estate and adj land	8	N	N	N	N	N	N	7	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3203	Land at north west Chapmanslade	43	N	N	N	N	N	N	26	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
<b>Codford</b>													

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

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

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

Area of search: Warminster Community Area Remainder													
252	Woolstore	1										Ruled out as capacity less than 5 dwellings.	Remove
278	Land at Codford St Peter	34	N	N	N	N	N	N	N	N	U	Landowner did not respond to survey.	Remove
611	Beanis Path,	10	P	N	N	N	N	N	N	N	Y	No direct access off the highway.	Remove
612	Chitterne Road	12	N	N	N	N	N	N	N	N	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
1028	Land south of the A36	74	Y									Site detached from the built up area by A36.	Remove
3087	Land at Green Hill Farm, Green Lane	18	Y									Site currently in employment use.	Remove
3114	The Barn behind 124 High Street	11	N	N	N	N	N	N	N	N	Y	Insufficient point of vehicular access.	Remove
3397	Bury Famryward, Green Lane	9	N	N	N	N	N	N	N	N	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward

Area of search: Warminster Community Area Remainder															
3491	Mayflower Farm (Title WT265520)	78		N	N	N	N	N	N	N	78	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3504	Mayflower Farm, New Road Site 1	27	Y											Site detached from the built up area.	Remove
3506	Manor House Grounds Site 1	18	N	N	N	N	N	N	N	18	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward	
3507	Manor House Grounds Site 2	11	Y											Site detached from the built up area by A36.	Remove
3545	Manor House	20	N	N	N	N	N	N	N	20	Y	Y	Insufficient vehicular access.	Remove	
3546	Manor House	30	Y											Site detached from the built up area by A36.	Remove
Corsley															
629	Land at Corsley Post Office	6	N	N	N	N	N	N	N	6	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward	

Area of search: Warminster Community Area Remainder														
630	Land at Lane End inc part of White Hart Car Park	76	P	N	N	N	N	N	N	76	Y	Y	Part of the White Hart car park is located within the settlement boundary. Exclusionary criteria not met for the separate part of the SHLAA site, therefore take forward for further consideration.	Take forward
3328	Corsley Heath Garage and Aquila	5	N	Y									Site within settlement boundary	Remove
3561	Land at Corsley Heath	257	N	N	N	N	N	N	257	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward	
Heytesbury														
176	Griffins Garage	9	Y										Site within settlement boundary	Remove



Area of search: Warminster Community Area Remainder													
3486	Heytesbury Park	112	N	N	N	N	N	N	112	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
<b>Sutton Veny</b>													
320	44 High Street	4										Ruled out as capacity less than 5 dwellings.	Remove
3407	Land opp old telephone exchange, Deverill Road	9	N	N	N	N	N	9		Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward
3457	Horses First Equestrian Centre, Deverill Road	341	N	P	N	N	N	341		Y	Y	Small part of the site within the settlement boundary. Exclusionary criteria not met, take forward for further consideration.	Take forward
3494	Raxters Field	207	Y									Site detached from the built up area.	Remove

Area of search: Warminster Community Area Remainder													
3510	Land at Bests Lane	22	N	N	N	N	N	N	22	Y	Y	Exclusionary criteria not met, take forward for further consideration.	Take forward

Table D.6 SHLAA sites considered at Stage 2a for Warminster Community Area Remainder

Settlement	SHLAA sites removed due to application of exclusionary criteria (Stage 2a)	SHLAA sites taken forward to the next stage (2b)
Chapmanslade	None	316, 1022, 3203
Codford	252, 278, 611, 1028, 3087, 3114, 3505, 3507, 3545, 3546	612, 3397, 3491, 3506
Corsley	3328	629, 630, 3561
Heytesbury	176	3486
Sutton Veny	320, 3494	3407, 3457, 3510

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

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

Assessment Criteria		Large Villages				
		Chapmanslade	Codford	Corsley	Heytesbury	Sutton Veny
Have local housing needs for the Plan period already been met?	Number of dwellings in village (2006) <sup>(36)</sup>	290	355	305	353	319
	Housing completions (2006 – 2016) <sup>(37)</sup>	5	33	4	17	2
	Developable commitments (2016 – 2026)	4	7	4	1	9
	Proportionate % growth of village (2006 – 2026)	3.1%	11.3%	2.6%	5.1%	3.4%

36 2011 census data (minus housing completions 2011-2016)

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



Large Villages					
Assessment Criteria	Chapmanslade	Codford	Corsley	Heytesbury	Sutton Veny
Have local housing needs already been considered by a sufficiently advanced neighbourhood plan?	There is no neighbourhood plan under preparation. No Housing Needs Survey.	There is no neighbourhood plan under preparation. No Housing Needs Survey.	There is no neighbourhood plan under preparation. Needs Survey identified, until 2015, a need for: Subsidised rented housing: • 4x two bedroom homes (1x bungalow) • 1x three bedroom home Shared / Low cost home ownership • 1x one bedroom home • 1x two bedroom home • 1x three bedroom home	There is no neighbourhood plan under preparation. No Housing Needs Survey.	There is no neighbourhood plan under preparation. In 2013, a Housing Needs Survey identified, until 2015, a need for: Subsidised rented housing: • 1x one bedroom home • 1x two bedroom home Shared / Low cost home ownership • 1x two bedroom home • 1x three bedroom home
Are there any potential environmental constraints (e.g. strategic environmental/ landscape designations and heritage assets)?	The village is on high ground overlooking the ancient woodland and	The settlement is covered by the Cranborne Chase and West Wiltshire Downs	Corsley village is fragmented into 2 areas. The village to the south of the A361	The vast majority of village within the conservation area. There is a large area of floodplain to the	The settlement is covered by the Cranborne Chase and West Wiltshire Downs AONB. The majority of the village

Large Villages					
Assessment Criteria	Chapmanslade	Codford	Corsley	Heytesbury	Sutton Veny
	<p>county wildlife site (Black Dog Woods) to the north.</p> <p>There are no designations within the village but there are several listed buildings.</p>	<p>AONB. There is floodplain to north and in the eastern part of the village.</p> <p>There are no designations within the village but there are several listed buildings.</p>	<p>is within the Cranborne Chase and West Wiltshire Downs AONB.</p> <p>There are no other designations within the village but there are several listed buildings.</p>	<p>immediate south of village.</p>	<p>is also within the Conservation Area.</p>
<p><b>Are there any known strategic infrastructure constraints (e.g. education, transport and utilities)?</b></p>	<p><b>Primary school provision</b></p> <p>The school is already full in 4 out of 7 year groups and is forecast to remain nearly at capacity. The school site is already undersized and any further expansion is unlikely to be possible.</p> <p><b>Secondary school provision</b></p>	<p><b>Primary school provision</b></p> <p>The Primary School currently has surplus places and would benefit from housing within its catchment. It is also on a large site so could be expanded if required.</p> <p><b>Secondary school provision</b></p>	<p>No school within the village.</p> <p><b>Transport</b></p> <p>A regular bus service exists connecting the village with Warminster and Frome.</p>	<p><b>Primary school provision</b></p> <p>The primary school currently has surplus places in all but 2 year groups. Whilst the site is relatively small there should still be some potential for expansion if required. The birth rate in the catchment area is also declining so the school would benefit from housing in its catchment.</p>	<p><b>Primary school provision</b></p> <p>The primary school is already full and forecast to remain so. The school site is already undersized and further expansion is unlikely to be possible.</p> <p><b>Secondary school</b></p> <p>-</p>

Large Villages					
Assessment Criteria	Chapmanslade	Codford	Corsley	Heytesbury	Sutton Veny
	<p>Matravers currently has some surplus places but these are expected to reduce over the next 10 years. The school could be expanded if necessary.</p> <p><b>Secondary school provision</b></p> <p><b>Secondary school</b></p> <p>Matravers currently has some surplus places but these are expected to reduce over the next 10 years. The school could be expanded if necessary.</p> <p><b>Transport</b></p>	<p>The village feeds to Kingdown in Warminster. We are already looking at options for expanding the school in order to meet the demand for places from the West Warminster urban expansion. Developer contributions would be required from all further sites in order to provide additional secondary places in the town.</p> <p><b>Transport</b></p> <p>A regular bus service exists connecting the village with Wilton and Warminster.</p>		<p><b>Secondary school</b></p> <p>The village feeds to Kingdown in Warminster. We are already looking at options for expanding the school in order to meet the demand for places from the West Warminster urban expansion. Developer contributions would be required from all further sites in order to provide additional secondary places in the town.</p> <p><b>Transport</b></p> <p>A regular bus service exists connecting the village with Salisbury and Warminster.</p>	<p>The village feeds to Kingdown in Warminster. We are already looking at options for expanding the school in order to meet the demand for places from the West Warminster urban expansion. Developer contributions would be required from all further sites in order to provide additional secondary places in the town.</p> <p><b>Transport</b></p> <p>A regular bus service exists connecting the village with Warminster.</p>

Large Villages					
Assessment Criteria	Chapmanslade	Codford	Corsley	Heytesbury	Sutton Veny
	A regular bus service exists connecting the village with Westbury, Warminster and Frome.				
<b>How did the parish council respond to previous consultations on the Wiltshire Housing Sites Allocations Plan?</b>	The parish council considers that SHLAA site 1022 should remain as an industrial site to retain employment in the village.	The parish council supports SHLAA sites 3397, 3087, 3114, and new site at Ivy Cottages which is classed as open countryside.	The Parish Council did not respond to consultation on the Housing Site Allocations DPD.	The parish council understood that SHLAA site 3486 was safeguarded for recreation under local plan.	The Parish Council did not respond to consultation on the Housing Site Allocations DPD.
<b>Sites submitted to the Strategic Housing Land Availability Assessment</b>	3 SHLAA sites 316, 1022, 3203	15 SHLAA sites 252, 278, 611, 612, 1028, 3087, 3114, 3397, 3491, 3504, 3505, 3506, 3507, 3545, 3546	5 SHLAA sites 629, 630, 3328, 3535, 3561	2 SHLAA sites 176, 3486	5 SHLAA sites 320, 3407, 3457, 3494, 3510
<b>How many sites were submitted to the SHLAA?</b>	3	15	5	2	5



Assessment Criteria		Large Villages				
		Chapmanslade	Codford	Corsley	Heytesbury	Sutton Veny
	How many SHLAA sites do not meet the Stage 2a strategic constraints and could be taken forward for more detailed assessment (total remaining capacity <sup>(38)</sup> )?	3 (66 dwellings)  SHLAA sites 316, 1022, 3203	4 (118 dwellings)  SHLAA sites 612, 3397, 3491, 3506	3 (339 dwellings)  SHLAA sites 629, 630, 3561	1 (112 dwellings)  SHLAA site 3486	3 (372 dwellings)  SHLAA sites 3407, 3457, 3510
<b>Summary and conclusions</b>	<b>Taking the above into account, is there any justification for removing the Large Village from further consideration</b>	Chapmanslade is less constrained than other villages within the CA remainder and not within the AONB. The primary school in the village is full in some places and has a surplus in	Codford is within the AONB. The primary school in the village has surplus school places and would benefit from housing within its catchment. The school is on a large site so could be expanded if required.	Corsley is within the AONB. However, there is also no school within the village. Currently there is no emerging neighbourhood plan.	Heytesbury is less constrained than other villages within the community area and not within the AONB. The primary School currently has surplus places in all but 2 year groups. Whilst the site is	Sutton Veny lies within AONB. The primary school is already full and is forecast to remain so. The school site is already undersized and further expansion is unlikely to be

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

Assessment Criteria		Large Villages				
		Chapmanslade	Codford	Corsley	Heytesbury	Sutton Veny
<p><b>in the site selection process?</b></p>		<p>some year groups, given this there could be some potential to accommodate a modest amount of growth in the village. Chapmanslade has received a low level of growth since 2006 therefore a modest amount of housing may be appropriate in this location. Currently there is no emerging neighbourhood plan.</p>	<p>Codford has received a significant proportion of growth in recent years and also the most proportionate growth out of the villages at 11.3% for 2006-2026. Consideration needs to be given to the overall impact on the AONB in this location and where possible, those sites with the lowest overall visual impact should be considered further. If a site was to be found here, it would need to be modest in size. Currently there is no emerging neighbourhood plan.</p>		<p>relatively small there should still be some potential for expansion if required. The school would benefit from housing in its catchment. Heytesbury has received a modest level of growth since 2006 of 5.1% therefore a modest amount of housing may be appropriate in this location. Currently there is no emerging neighbourhood plan.</p>	<p>possible. Currently there is no emerging neighbourhood plan.</p>
<b>Conclusion:</b>		<b>TAKE FORWARD</b>	<b>TAKE FORWARD</b>	<b>REMOVE</b>	<b>TAKE FORWARD</b>	<b>REMOVE</b>



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

Settlement(s)	SHLAA sites removed through consideration of Large Villages (Stage 2b)	SHLAA sites taken forward to the next stage
<b>Chapmanslade</b>	None	316, 1022, 3203
<b>Codford</b>	None	612, 3397, 3491, 3506
<b>Corsley</b>	629, 630, 3561	None
<b>Heytesbury</b>	None	3486
<b>Sutton Veny</b>	3407, 3457, 3510	None



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

Table F.1 Generic Assessment Scale<sup>(39)</sup>

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

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

Table F.2 Stage 3 Sustainability Appraisal objectives

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

Table F.3 Stage 3 Scoring Summary Chart for Warminster

Area of search: Warminster		Site Capacity	SA Objectives												Is site proposed for Stage 4?	
SHLAA Site Ref	Site Name		1	2	3	4	5a	5b	6	7	8	9	10	11		12
<b>Warminster</b>																
302	Land at Bradley Road	c.11	--	-	--	-	--	-	-	+	--	-	-	+	+	Yes
304	Land at Boreham Road	c.30	--	--	--	-	-	-	-	+	--	-	-	+	+	Yes
603	Land east of The Dene	c.163	--	--	--	-	-	--	-	++	-	-	-	+	+	No
793	Westbury Road	c.45	--	-	--	-	--	-	---	+	--	-	-	+	+	Yes
1032	Bore Hill Farm	c.60	--	--	--	-	--	-	-	+	--	-	-	+	+	No
3242	Land adjacent to Fanshaw Way	c.29	--	--	--	---	--	-	-	+	--	-	-	+	+	Yes



Table F.4

Sustainability Appraisal - Summary of Assessment
Site 302 - Land at Bradley Road
<p><b>Site Overview</b></p> <p>This site option is located in Warminster. With an area of 0.45ha the site has capacity for approximately 11 dwellings, although mitigation could reduce this number.</p>
<p><b>Assessment Results</b></p> <p>No major adverse effects have been identified for this site.</p> <p>Four moderate adverse effects have been identified for this site. HRA screening has identified that development could contribute towards impacts upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development would also lead to an increase in demand for water and sewer capacity so any upgrade requirements would need to be investigated. Additional drainage infrastructure required to deal with foul drainage is likely to reduce the developable area of this site. There may also be a need to cross third party land to access public foul drainage systems. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). The site is within Flood Zone 1, although there is potential for surface water flooding to be increased off-site through development of this site. Any proposals for soakaways on sites in Warminster will require additional testing and ground investigations due to the mix of soils in the town that could make soakaways ineffective in some areas. A Flood Risk Assessment would be required. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows; further assessment would be required to inform an appropriate drainage strategy (SA Obj. 5b).</p> <p>Moderate adverse effects are also predicted as the local primary school is on a restricted site and cannot be expanded, though there may be some capacity to accommodate pupils from this site given its scale. However, there is no capacity to expand secondary education and any mitigation for this is likely to be problematic as capacity increases are reliant on other developments in the town delivering a new school (SA Obj. 9).</p> <p>The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield land, in this case predominantly Grade 1 Agricultural Land (SA Obj. 2). The site is not within a designated AQMA, but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate <i>inter alia</i> to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site is separated from the Warminster Conservation Area by existing development and it is unlikely that development on this site would result in harm to the setting of the Conservation Area. There are no listed buildings or Scheduled Monuments on or adjacent to the site. Archaeological sensitivity is low to medium and therefore it is recommended that archaeological assessment is undertaken (SA Obj. 6). Development of the site for housing would likely be visually apparent from adjoining</p>

residential properties and the PROW on the north boundary of the site. This may be possible to mitigate through appropriate mitigation measures such as landscape planting. The PROW would need to be retained through any development of the site and appropriate landscape buffers provided (SA Obj. 7). Warminster offers a range of facilities and services which the development would benefit from, although these are more than 800m from the site and therefore residents are likely to rely upon private vehicles (SA Obj. 10).

The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of homes in the area and help meet local housing needs (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects which will require addressing during any further development of the site, the site is assessed as more sustainable within this area of search.

Table F.5

<p><b>Sustainability Appraisal - Summary of Assessment</b></p> <p><b>Site 603 - Land east of The Dene</b></p>
<p><b>Site Overview</b></p> <p>This site option is located in Warminster. With an area of 10.86ha the site has a potential capacity for approximately 164 dwellings, although mitigation could reduce this number.</p>
<p><b>Assessment Results</b></p> <p>No major adverse effects have been identified in for this site.</p> <p>Five moderate adverse effects have been identified for this site. HRA screening shows that development could contribute towards impacts upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land. The southern and north-eastern parts of the site are classified as Grade 3a agricultural land, and development would result in the permanent loss of best and most versatile land. The site is also on the edge of the settlement, some distance from the services and facilities in the town centre (SA Obj. 2). Development would also lead to an increase in demand for water and sewer capacity so any upgrade requirements would need to be investigated. Foul drainage may be an issue at the site and there are records of surface water flooding in the area that would need to be investigated in relation to any additional impact that may arise from the development. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3).</p> <p>Moderate adverse effects are also identified as the site adjoins the Bishopstrow Conservation Area and there are a number of Listed Buildings and Scheduled Ancient Monuments within close proximity of the site. The development of the site could affect the setting of these assets therefore a Historic Impact Assessment would be required. Archaeological potential is medium/high and archaeological assessment would be required (SA Obj. 6). The local primary school is full though expansion could</p>

## Sustainability Appraisal - Summary of Assessment

### Site 603 - Land east of The Dene

be possible, however there are capacity issues with secondary schools that would be problematic to mitigate as any increase capacity is reliant on other developments in the town delivering a new school (SA Obj. 9).

The assessment also identifies a range of minor adverse effects. The site is not within a designated AQMA, but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). While the site is in Flood Zone 1, there is an area within the site that is at risk of surface water flooding. A Flood Risk Assessment would be required. Conventional soakaways may not work due to the soil types in the area. Additionally, storm water drainage to the River Wylye to the south may be an issue and result in a reduction in the developable area. A Drainage Strategy would be required (SA Obj. 5b). Development of the site for housing may result in erosion of the gap between Warminster and Bishopstrow; a substantial buffer would be required including the retention of existing features and provision of landscape planting. The site also contains and adjoins public footpaths WARM40 and WARM41 which would need to be protected and enhanced. It is possible that provision of these measures may reduce the developable area (SA Obj. 7). The site is in an edge of town location with a small selection of services and facilities in proximity. The site provides reasonable accessibility with scope for the use of sustainable modes of transport however residents are still likely to rely on the private vehicle to access services and facilities (SA Obj. 10).

The assessment has also identified one moderate and two minor beneficial effects. The site would have a moderate beneficial effect as it would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Minor beneficial effects are also predicted development of the site for housing could contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, the site is assessed as less sustainable within this area of search.

Table F.6

## Sustainability Appraisal - Summary of Assessment

### Site 793 - Westbury Road

#### Site Overview

This site option is located in Warminster. With an area of 1.86ha this site has a potential capacity for approximately 45 dwellings; however, mitigation may reduce this number.

#### Assessment Results

## Sustainability Appraisal - Summary of Assessment

### Site 793 - Westbury Road

A major adverse effect from the development of this site is assessed in terms of landscape impacts. Due to the prominent location and sloped topography of the site development would be highly visible and result in a significant impact to the landscape character of this part of Warminster; mitigation is not considered possible (SA Obj. 7).

In addition, four moderate adverse effects have been identified for this site. HRA screening has identified that development could contribute towards impacts upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development would lead to an increase in demand for water and sewer capacity so any upgrade requirements would need to be investigated. There is a trunk water main through the site to the south, and significant new connections would need to be provided to support development which may limit the area of land that can be developed. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). Although the site is located within Flood Zone 1 and is unlikely to increase the risk of fluvial flooding, a Flood Risk Assessment will be required due to the size of the development. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows; further assessment would be required to inform an appropriate drainage strategy (SA Obj. 5b). The local primary school can be expanded, however the provision of sufficient additional secondary education capacity is dependent on other developments in the town delivering new secondary school places (SA Obj. 9).

The assessment has identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within a designated AQMA, but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a).

Minor adverse effects are also predicted in relation to SA Obj. 6. Development in this location would be separated from Warminster Conservation Area and there are no Listed Buildings or Scheduled Monuments in the immediate vicinity that could be affected. However, there is low/medium potential for archaeology at the site and archaeological assessment would be required (SA Obj. 6). The site adjoins Warminster and benefits from a good range of services, however generally these are not close. There is some scope for future residents to use sustainable travel modes however future residents may still rely on the private vehicle to access services and facilities (SA Obj. 10).

The assessment has also identified three minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Given the landscape issues likely to arise from the development of this site, it is recommended that this site should not be considered further.



Table F.7

<p><b>Sustainability Appraisal - Summary of Assessment</b></p> <p><b>Site 1032 - Bore Hill Farm</b></p>
<p><b>Site Overview</b></p> <p>This site option is located in Warminster. With an area of 1.86ha the site has a potential capacity for approximately 69 dwellings, although mitigation may reduce this number.</p>
<p><b>Assessment Results</b></p> <p>No major adverse effects have been identified for this site.</p> <p>Five moderate adverse effects have been identified for this site. Part of the site is grassland with woodland buffer. HRA screening has identified that development could contribute towards impacts upon the Salisbury Plain SPA and the River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). Development of the site would result in the inevitable loss of greenfield land. The southern part of the site contains the Bore Hill bio-digester plant which will likely prevent development on this part of the site. The site is also partly Grade 2 agricultural land so development would result in the loss of best and most versatile agricultural land (SA Obj. 2). Development would lead to an increase in demand for water and sewer capacity so any upgrade requirements would need to be investigated. There are no public surface water systems at this location, and the site would be unable to proceed without a satisfactory surface water outfall being provided. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3).</p> <p>Moderate adverse effects are also identified for SA Obj. 5b. The site is within Flood Zone 1, although there is an area within the site at risk from surface water flooding</p> <p>Any proposals for soakaways on sites in Warminster will require additional testing and ground investigations prior to any planning permission being granted. Surface water flooding offsite is likely following development, and mitigation for adjacent land would be problematic (SA Obj. 5b). Any proposals for soakaways on sites in Warminster will require additional testing and ground investigations due to the mix of soils in the town that could make soakaways ineffective in some areas. A Flood Risk Assessment would be required. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows; further assessment would be required to inform an appropriate drainage strategy. The primary school cannot be expanded but could potentially take the limited number of pupil that would arise from this site. However, there is no capacity to expand the secondary school and mitigation is considered problematic as the provision of additional capacity is dependent on other developments in the town delivering new secondary school places (SA Obj. 9).</p> <p>The assessment has identified a range of minor adverse effects. The site is not within a designated AQMA, but there are likely to be minor adverse effects arising from development in this location due to the likely increase in vehicular trips. Such issues could relate <i>inter alia</i> to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources</p>

## Sustainability Appraisal - Summary of Assessment

### Site 1032 - Bore Hill Farm

and encouraging sustainable building practices (SA Obj.5a). The site is separated from Warminster Conservation Area and development would be unlikely to adversely affect any no Listed Buildings or Scheduled Monuments. However, the site has a low/medium potential for archaeological significance and archaeological assessment would be required (SA Obj. 6).

Minor adverse effects are also identified as although the site is reasonably well contained from the wider landscape, it is likely to be visually apparent from adjoining residential properties and the PROW on the north boundary of the site. This may be possible to mitigate to some degree by additional planting and additional green. The PROW would need to be retained and appropriate landscape buffers to the PROW and the adjoining woodland and hedges would be required (SA Obj. 7). The site benefits from the range of services Warminster offers; however, no services or facilities are located within 800m of the site. There is some potential for future development to encourage sustainable modes of transport however future residents may still rely on the private vehicle to access services and facilities (SA Obj. 10).

The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Given the number of moderate adverse effects associated with development of this site that could be problematic to mitigate, the site is assessed as less sustainable within this area of search.

Table F.8

## Sustainability Appraisal - Summary of Assessment

### Site 3242 - Land adjacent to Fanshaw Way

#### Site Overview

This site option is located in Warminster. With an area of 1.20ha this site has a potential capacity for approximately 29 dwellings; however mitigation may reduce this number.

#### Assessment Results

One major adverse effect has been identified for this site. The site falls within an exclusion zone saved under policy U5 of the West Wiltshire Local Plan, associated with the sewage works to the south of the site, which would preclude development in this location (SA Obj. 4).

Five moderate adverse effects have been identified for this site. The site is within approx. 20m of a stream that connects to the River Wylye, which is designated as part of the River Avon SAC. HRA screening has identified that development could impact upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is a moderate distance from the services and facilities in the town centre and the developable part of the site would need to be

## Sustainability Appraisal - Summary of Assessment

### Site 3242 - Land adjacent to Fanshaw Way

reduced to take account of the topography of the land. The site is also predominantly classified as Grade 1 Agricultural Land and therefore the development would result in the loss of best and most versatile agricultural land (SA Obj. 2). There is a rising water main and main sewer on the site which would require securing statutory easements in order to move. Storm water disposal appears problematic and there would be a need to provide onsite storage of storm flows to ensure no increase in offsite flood risk. The area also exhibits a lack of suitability for conventional soakaway systems for managing storm water. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3).

Moderate adverse effects are also identified as although the site is in Flood Zone 1 and is not itself at risk from surface water flooding, flows would go to the main river which does have issues across the marsh. A Flood Risk Assessment would be required due to the size of the development. There are ongoing issues dealing with water flows in Warminster, and any proposed development sites on the west, north and south side of Warminster will rely on the River Were and Cannimore Brook catchments to deal with the storm flows; further assessment would be required to inform an appropriate drainage strategy (SA Obj. 5b). The local primary school is on a restricted site and cannot be expanded, however there are schools in the town which are capable of expansion within 2 miles of the site. There is no capacity to expand the secondary school and mitigation is considered problematic as the provision of additional capacity is dependent on other developments in the town delivering new secondary school (SA Obj. 9).

The assessment has identified a range of minor adverse effects. Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site is separated from Warminster Conservation Area by existing development and it is unlikely that development on this site would have a negative impact on the Conservation Area, or on any Listed Buildings or Scheduled Monuments. However, there is low/medium archaeological potential and archaeological assessment would be required (SA Obj. 6). Development of the site for housing would result in some landscape impact and require screening; the topography of the site is sloped, and development on the higher slopes has the potential to be more prominent. However, these impacts could be mitigated through provision of greenspace and landscape planting (SA Obj. 7). The site is located on the periphery of Warminster. While the site benefits from the town's services and facilities there are few facilities located near to site. The town centre is only 800m away, offering potential for sustainable transport modes however future residents may still rely on the private vehicle to access services and facilities (SA Obj. 10).

The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Given that the site falls within an exclusion zone saved under policy U5 of the West Wiltshire Local Plan together with the other moderate adverse effects, it is recommended that this site should not be considered further.

Table F.9

Sustainability Appraisal - Summary of Assessment
<b>Site 304 - Land at Boreham Road</b>
<p><b>Site Overview</b></p> <p>This site option is located in Warminster. With an area of 1.3ha this site has a potential capacity for approximately 30 dwellings; however mitigation may reduce this number.</p>
<p><b>Assessment Results</b></p> <p>No major adverse effects have been identified for this site.</p> <p>Four moderate adverse effects have been identified for this site. The HRA screening has identified that development could impact upon the Salisbury Plain SPA and River Avon SAC. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 1). The site is a moderate distance from the services and facilities in the town centre and the developable part of the site would need to be reduced to take account of the topography of the land. The southern and north-eastern parts of the site are classified as Grade 3a agricultural land with the remainder of the site Grade 3b, therefore the development would result in the loss of best and most versatile agricultural land. There is modern landfill across the site to depths of between 1.2m and 1.9m below existing ground level. As such any development undertaken would be required to deal with any unexpected contamination encountered as works proceed (SA Obj. 2). A capacity appraisal of water supply and foul water disposal would be needed to confirm the scope of network reinforcement to serve any development proposals. Moreover, whilst the local area around the site is served by the Boreham Road SPS, any capacity appraisal of water infrastructure would need to consider the need for foul/storm water network reinforcement. Due to the relationship of the site with the River Avon SAC, likely significant effects are triggered based on a settlement level HRA screening. As for SA Obj. 1, an appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process (SA Obj. 3). The local primary school is full but expansion could be possible through mitigation to support additional capacity to cater for pupils arising from development. In terms of secondary education, there is no capacity to expand the existing School on its current site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development in the town (SA Obj. 9).</p> <p>The assessment has identified a range of minor adverse effects. Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting of low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site is located in Flood Zone 1. Storm water drainage to the River Wylde to the south may be an issue due to levels, and there may be a need to look at surface attenuation methods which might reduce the developable area (SA Obj. 5b). The southern boundary of the site is adjacent to the Bishopstrow Conservation Area and there are also a number of Listed Buildings within proximity to the site. A Historic Impact Assessment would be required as part of any future planning application to determine the impacts of development on the heritage assets of the area to avoid harm to the significance of heritage assets from adverse impacts on their settings. The archaeological potential is low (SA Obj. 6). The existing riparian vegetation surrounding the site provides a substantial screening effect and creates a strong sense of enclosure. There is therefore limited concern that the landscape and visual effects of the proposed development would be harmful however some change would be anticipated (SA Obj. 7). The site is in an edge of town location, and there are few</p>



## Sustainability Appraisal - Summary of Assessment

### Site 304 - Land at Boreham Road

shops and other facilities available nearby, including primary and secondary schools close to the site. The site is over 2km from the rail station and whilst within a reasonable cycling distance, it is not a reasonable walking distance. Future residents are likely to rely on the private vehicle to access services and facilities (SA Obj. 10).

The assessment has also identified several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Notwithstanding the moderate adverse effects which will require addressing during any further development of the site, the site is assessed as more sustainable within this area of search.

Table F.10

## Sustainability Appraisal - Conclusions & Recommendations

The aim of this assessment exercise has been threefold:

- Identification of more sustainable (preferred) site options for consideration in the preferred allocations;
- Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and
- Identification of sites which should not be considered further

The following conclusions and recommendations are reached:

### More sustainable options for development:

- Site 302 - Land at Bradley Road
- Site 304 - Land at Boreham Road

### Less sustainable options for development:

- Site 603 - Land east of The Dene
- Site 1032 - Bore Hill Farm

### Sites which should not be considered further:

- Site 793 - Westbury Road
- Site 3242 - Land adjacent to Fanshaw Way

Table F.11 Stage 3 Scoring Summary Chart for Warminster Community Area Remainder

Area of search: Warminster Community Area Remainder														Is site proposed for Stage 4?		
SHLAA Site Ref	Site Name	Site Capacity	SA Objectives													
			1	2	3	4	5a	5b	6	7	8	9	10	11	12	
<b>Chapmanslade</b>																
316	Barters Farm	c.35	-	-	-	-	-	-	-	++	-	-	-	++	+	Yes
1022	Green Farm Industrial Estate and adjacent land	c.8	-	-	-	-	-	-	-	+	-	-	-	---	--	No
3203	Land at North West Chapmanslade	c.20	--	-	-	-	-	-	-	++	-	-	-	++	+	Yes
<b>Codford</b>																
612	Chitterne Road	c.12	---	-	-	-	-	-	-	++	-	-	-	+	+	No
3397	Bury Farmyard, Green Lane	c.10	---	-	-	-	-	-	-	++	-	-	-	+	+	No
3491	Mayflower Farm	c.78	---	-	-	-	-	-	-	++	-	-	-	++	+	No
3506	Manor House Grounds	c.18	---	-	-	-	-	-	-	++	-	-	-	+	+	No
<b>Heytesbury</b>																
3486	Heytesbury Park	c.112	---	-	-	-	-	-	-	++	-	-	-	++	+	No

Table F.12

Sustainability Appraisal - Summary of Assessment
Site 316 – Barters Farm, Chapmanslade
<p><b>Site Overview</b></p> <p>This site option is located in the village of Chapmanslade. With an area of 1.35ha the site has a potential capacity for approximately 32 dwellings; although mitigation measures may reduce this number.</p>
<p><b>Assessment Results</b></p> <p>No major adverse effects have been identified for this site.</p> <p>Two moderate adverse effects have been identified. Development on this site would result in an increase in demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction throughout the local catchment area would require further assessment. Further assessment of foul drainage capacity, in particular storm water and surface water drainage is required. A Sustainable Drainage System would be permissible only if groundwater and filtration is of an acceptable level (SA Obj. 3). Although the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses, a Flood Risk Assessment would be required to support a planning application. Storm/surface water drainage may be problematic and could lead to surface water flooding on site and elsewhere, and contribute to surface water runoff of pollution. Pollution prevention measures would be required. As for SA Obj. 3, the implementation of a Sustainable Drainage System would need to be investigated (SA Obj. 5b).</p> <p>The assessment has identified a range of minor adverse effects. The site is currently used as nursery grounds with mature trees/hedgerows along the boundaries. The site is within the core buffer area of the Bath and Bradford-on-Avon Bats SAC. There is the potential for protected species including grass snake, bat and Great Crested newt, therefore ecological assessment would be required (SA Obj. 1). The site is located on previously developed land and therefore should be screened for contamination and any necessary mitigation measures identified (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate <i>inter alia</i> to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site adjoins the curtilage of one grade II listed building and is between approximately 25 - 38m of three other listed buildings. Development of the site may affect the setting of these heritage assets, however it is unlikely that any impact would be significant. There is medium archaeological potential. A Heritage Impact Assessment and archaeological assessment would be required (SA Obj. 6). There are no landscape designations in this area. Development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. Public Footpath CHAP14 passes along the northern boundary of the site; assuming this right of way remains open during construction and operation, no adverse effects are likely (SA Obj. 7). Given the proposed scale of development (approximately 74 units), there may be some adverse effects from additional pressure on local facilities. The primary school is forecast to remain nearly at capacity but could accommodate limited growth. The secondary school currently has some surplus places; although these may fill as a result of other approved housing in the area,</p>

## Sustainability Appraisal - Summary of Assessment

### Site 316 – Barters Farm, Chapmanslade

the school could be expanded when necessary (SA Obj. 9). Pedestrian facilities link the site with services and facilities in the village, however development will inevitably increase private car journeys for higher order services (SA Obj. 10).

The assessment has also identified a major beneficial effect. The site would have the potential to significantly boost the supply of homes and affordable housing provision in the village of Chapmanslade (SA Obj. 8). A moderate beneficial effect is assessed as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11); and a minor beneficial effect is attributed to the direct and indirect generation of construction employment from development (SA Obj. 12).

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

Table F.13

## Sustainability Appraisal - Summary of Assessment

### Site 1022 – Green Farm Industrial Estate and adjacent land, Chapmanslade

#### Site Overview

This site option is located in the village of Chapmanslade. With an area of 0.31ha the site has a potential capacity for approximately 8 dwellings; however, mitigation measures might reduce this number.

#### Assessment Results

Two major adverse effects have been identified for this site. The site is located on an active small industrial estate and would result in the loss of some employment from the village, which is contrary to Wiltshire Core Strategy (SA Obj. 11). Although a housing site allocation in itself will generate direct and indirect construction employment in the short term and would help stimulate the local economy once built, development of the site for housing would result in the loss of existing employment and loss of employment land, which is contrary to the Wiltshire Core Strategy (SA Obj. 12).

Two moderate adverse effects have been identified. Development on this site would result in a limited increase in demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction need to be assessed. Storm/surface water could not be discharged into the foul drainage system and could result in flooding issues, therefore further assessment would be required. The site is located within Groundwater Source Protection Zone 2C which could result in pollution of surface water (SA Obj. 3). The site is located within Flood Zone 1. However, the site lies within a 1 in 30 flood risk area and surface water flooding would be highly likely. Development of the site would need to ensure that storm/surface water run-off would not contribute to potential flood risk. A Flood Risk Assessment would be required. The feasibility of utilising Sustainable Drainage Systems through any subsequent planning application process should be investigated (SA Obj. 5b).



## Sustainability Appraisal - Summary of Assessment

### Site 1022 – Green Farm Industrial Estate and adjacent land, Chapmanslade

The assessment has identified a range of minor adverse effects. The site is a small industrial estate, however has hedgerows (UK BAP Priority Habitat) on the site boundary and the site is located within the core buffer area of the Bath and Bradford-on-Avon Bats SAC and there are records of bats within the locality. Ecological assessment would be required (SA Obj. 1). The site is located on previously developed land comprising operational small industrial estate. Given the existing buildings and use of the site, it is considered possible that some of the land might be contaminated, in which case remediation measures would be required in order to facilitate development of the land for housing (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). There are several grade II listed buildings located to the east of the site, however the site is separated from these assets by existing development and vegetation and it is considered unlikely that development on the site would have a significant negative impact given these issues and the distances involved. Nonetheless, a Heritage Impact Assessment would be required. Archaeological potential of the site is medium and therefore an archaeological assessment would be required (SA Obj. 6). Development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. Public Footpath CHAP8 passes through the site; however, safeguarding or providing a suitable diversion would mitigate impacts (SA Obj. 7). The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. There local primary school is nearly at capacity, however considering the small scale of development (approximately 8 units) it could be accommodated. The catchment secondary school has some capacity and though this might get filled due to other development in the area, it is considered possible to expand the school (SA Obj. 9). Pedestrian facilities link the site with nearby services and facilities in Chapmanslade, however, accessing a wider variety of services in higher order settlements will generate increased private vehicle journeys (SA Obj. 10).

The assessment has also identified one minor beneficial effect. The site would have the potential to boost the supply of homes in the area and has some potential to deliver affordable units alongside open market units (SA Obj. 8).

Given the major adverse effects associated with the loss of employment land, it is recommended that this site is not considered further in the site selection process.

Table F.14

## Sustainability Appraisal - Summary of Assessment

### Site 3203 – Land at North West Chapmanslade

#### Site Overview

This site option is located in the village of Chapmanslade. With an area of 1.78ha the site has a potential capacity for approximately 26 dwellings; however, mitigation measures may reduce this number.

## Sustainability Appraisal - Summary of Assessment

### Site 3203 – Land at North West Chapmanslade

#### Assessment Results

No major adverse effects have been identified.

Four moderate adverse effects have been identified for the site. The site is adjacent to Black Dog Woods County Wildlife Site (ancient woodland); the site has potential to provide habitats for protected species. Ecological assessment would be required to accurately assess the extent of likely impacts on species and habitats (SA Obj. 1). Development would result in an increased demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction require further assessment. Further assessment is also required in respect of foul drainage. A Sustainable Drainage System would be permissible only if groundwater and filtration is of an acceptable level (SA Obj. 3). The site is located close to a listed building, and development would affect the setting of this building and the historic form of the village which could be problematic to mitigate. The archaeological potential of the site is medium. A Heritage Impact Assessment and archaeological assessment would be required (SA Obj. 6). There are no landscape designations in this area however, the site has a strong landscape character and is in good condition. The site is of a steep gradient, sloping down to Black Dog Woods. Given views into the site, it is considered that housing development would result in potential adverse landscape and visual impacts that would be problematic to mitigate (SA Obj. 7).

The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1 and development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses; however, parts of the site do flood and due to the size of the site, a Flood Risk Assessment would be required (SA Obj. 5b). The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. There is limited capacity for growth in the catchment primary school however limited growth could be accommodated (up to around 15 dwellings). The secondary school has some capacity; although this is expected to be filled due to other development, the school could be expanded (SA Obj. 9). The site is located in the north of Chapmanslade and within walking distance of the services and facilities within the settlement. There is more limited access to the types of facilities found in higher order settlements and overall residents are likely to rely upon use of the private car to reach larger services and facilities (SA Obj. 10).

The assessment has also identified several beneficial effects. A major beneficial effect is identified as the site has the potential to boost the supply of a range of homes and affordable housing provision in the village (SA Obj. 8). A moderate beneficial effect is assessed as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11); and the direct and indirect generation of construction employment would have a minor benefit (SA Obj. 12).

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

Table F.15

Sustainability Appraisal - Summary of Assessment
<b>Site 612 – Chitterne Road, Codford</b>
<p><b>Site Overview</b></p> <p>This site option located in the village of Codford. With an area of 0.52ha the site has a potential capacity for approximately 12 dwellings; however, mitigation measures could reduce this number.</p>
<p><b>Assessment Results</b></p> <p>One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).</p> <p>Three moderate adverse effects have been identified for this site. The site is within the Cranborne Chase AONB and the site is visible from numerous areas within the surrounding countryside. Only a comprehensive and robust scheme of mitigation and enhancement measures could potentially address the likely landscape and visual impacts (SA Obj. 7). While the catchment primary school has capacity, the GP surgery has capacity issues and existing secondary school places are forecast to be at capacity in the next 2-3 years with no potential for expansion of the school on its current site. A secondary school is being developed as part of another development, however this currently is only of a size to cater for that development and any new capacity would be reliant on the developer expanding the school size (SA Obj. 9). Pedestrian facilities linking proximate services in Codford are lacking and there is limited potential to increase accessibility to the centre of the village. It is likely that development would have a reliance on private vehicles to access higher order facilities (SA Obj. 10).</p> <p>A range of minor adverse effects have been identified for this site. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency (SA Obj. 3). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate <i>inter alia</i> to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. Development of the site which may lead to localised surface water flooding although mitigation is considered achievable (SA Obj. 5b). A Grade II listed building is in proximity of the site. Development would have a minimal effect on</p>

## Sustainability Appraisal - Summary of Assessment

### Site 612 – Chitterne Road, Codford

the setting of this historic asset and could be mitigated through appropriate design and siting. Nonetheless, a Historic Impact Assessment would be required. The site has medium archaeological potential and an archaeological assessment would be required (SA Obj. 6).

The assessment has also identified one moderate and two minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Minor beneficial effects are identified as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is not considered further in the site selection process.

Table F.16

## Sustainability Appraisal - Summary of Assessment

### Site 3397 – Bury Farmyard, Green Lane, Codford

#### Site Overview

This site option is located in the village of Codford. With an area of 0.43ha the site has a potential capacity for approximately 10 dwellings; however, mitigation measures may reduce this number.

#### Assessment Results

One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).

Two moderate adverse effects have been identified for this site. While the catchment primary school has capacity, the GP surgery has capacity issues and existing secondary school places are forecast to be at capacity in the next 2-3 years with no potential for expansion of the school on its current site. A secondary school is being developed as part of another development, however this currently is only of a size to cater for that development and any new capacity would be reliant on the developer expanding the school size (SA Obj. 9). While some facilities are in proximity of the site there are no pedestrian facilities along Green Lane and there is limited opportunity to increase accessibility to the village centre. Development will be reliant on the use of private vehicles to access services (SA Obj. 10).



## Sustainability Appraisal - Summary of Assessment

### Site 3397 – Bury Farmyard, Green Lane, Codford

The assessment has also identified a range of minor adverse effects. The site is located on previously developed land, comprising two residential dwellings and ancillary farm buildings which are in a poor state of repair, as such there is a greater potential for the site to require remediation. The site should be screened for contaminated land potential (SA Obj. 2). Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency (SA Obj. 3). The site is not within a designated AQMA, but consideration would need to be given to the potential air quality impacts of construction and operation of the scheme, as well as other issues such as noise, dust and lighting. A road traffic noise assessment would be required (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj.5a). The site is located within Flood Zone 1. There is the potential to increase flood risk elsewhere and contribute to surface water runoff pollution (SA Obj. 5b). The site is not located in close proximity to any listed buildings or Scheduled Monuments, nor within a conservation area. However, the existing barns are considered to be non-designated heritage assets and although appear to be in a poor state of repair may have some potential to be re-used/'saved' subject to a full structural survey in line with Core Policy 48. The site has a medium potential for archaeological significance, and archaeological assessment would be required (SA Obj. 6). While the site is within Cranborne Chase AONB it contains existing development in a poor state of repair and residential development of this scale would not have significantly more impact than the existing built form. Proposals would require robust mitigation and enhancement measures (SA Obj. 7).

The assessment has also identified one moderate and two minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8). Minor beneficial effects are identified as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is not considered further in the site selection process.

Table F.17

## Sustainability Appraisal - Summary of Assessment

### Site 3491 – Mayflower Farm, Codford

#### Site Overview

This site option is located in the village of Codford. With an area of 3.46ha the site has potential capacity for approximately 78 dwellings; however, mitigation measures may reduce this number.

## Sustainability Appraisal - Summary of Assessment

### Site 3491 – Mayflower Farm, Codford

#### Assessment Results

One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).

Two moderate adverse effects have been identified for this site. The site is in the Cranborne Chase AONB and does not relate well to existing built form in Codford. Views of the site are available from numerous locations in the surrounding area. Development would require substantial and robust mitigation and enhancement strategies to address the level of visual and landscape impact expected (SA Obj. 7). While the catchment primary school has capacity, the GP surgery has capacity issues and existing secondary school places are forecast to be at capacity in the next 2-3 years with no potential for expansion of the school on its current site. A secondary school is being developed as part of another development, however this currently is only of a size to cater for that development and any new capacity would be reliant on the developer expanding the school size (SA Obj. 9).

The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency (SA Obj. 3). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. Development of the site may lead to localised surface water flooding which could increase flood risk and pollution elsewhere. Due to the size of the site, a Flood Risk Assessment would be required (SA Obj. 5b). The site is located within close proximity to a grade II listed building; although the impact of the site on the setting of this historic asset is likely to be minimal and capable of being mitigated, a Historic Impact Assessment should nonetheless be undertaken. The site has medium archaeological potential and an archaeological assessment would be required (SA Obj. 6). The site is within walking distance of a number of services and facilities however overall residents would rely on private vehicles to reach a greater range of facilities in higher order settlements (SA Obj. 10).

The assessment has also identified one major beneficial effect, one moderate and one minor beneficial effects. The site would have the potential to significantly boost the supply of a range of homes in the village and help meet the identified need for affordable housing (SA Obj. 8). Moderate

## Sustainability Appraisal - Summary of Assessment

### Site 3491 – Mayflower Farm, Codford

beneficial effects are assessed as development of the site for housing could contribute to the local economy through use of local shops and services (SA Obj. 11) and development would generate minor benefits through direct and indirect construction employment (SA Obj. 12).

Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is not considered further in the site selection process.

Table F.18

## Sustainability Appraisal - Summary of Assessment

### Site 3506 – Manor House Grounds, Codford

#### Site Overview

This site option is located in the village of Codford. With an area of 0.73ha this site has a potential capacity for approximately 18 dwellings; however, mitigation measures may reduce this number.

#### Assessment Results

One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).

Four moderate adverse effects have been identified for this site. The site is located in proximity to several listed buildings, including a grade II\* listed church, and the development may affect the setting of these heritage assets and their significance. A Heritage Impact Assessment would be required. The archaeological potential is high and an archaeological assessment would be required (SA Obj. 6). The site is located in the Cranborne Chase AONB and views into the site are available from the surrounding open countryside. Development of the site would result in landscape and visual impacts that may only be satisfactorily mitigated with substantial and robust mitigation measures and enhancement strategies (SA Obj. 7). While the catchment primary school has capacity, the GP surgery has capacity issues and existing secondary school places are forecast to be at capacity in the next 2-3 years with no potential for expansion of the school on its current site. A secondary school is being developed as part of another development, however this currently is only of a size to cater for that development and any new capacity would be reliant on the developer expanding the school size (SA Obj. 9). The site is in walking distance of services and facilities, although there are no pedestrian facilities. There is limited potential to improve accessibility to the village centre. Future residents would be reliant on private vehicles to access a wider range of services and facilities in higher order settlements (SA Obj. 10).

## Sustainability Appraisal - Summary of Assessment

### Site 3506 – Manor House Grounds, Codford

Minor adverse effects have also been identified. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency (SA Obj. 3). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. A pond lies adjacent to the site. The south of the site is prone to surface water flooding therefore storm water disposal could be an issue. Development of the site may lead to localised surface water flooding. A Flood Risk Assessment would be required and the use of Sustainable Drainage Systems should be investigated (SA Obj. 5b).

The assessment has also identified one moderate and several minor beneficial effects. The site would have the potential to boost the supply of a range of homes in the village and help meet the identified need for affordable housing (SA Obj. 8). Minor benefits are identified as development of the site for housing could also contribute to the local economy through use of local shops and services (SA Obj. 11) and would generate direct and indirect construction employment (SA Obj. 12).

Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is not considered further in the site selection process.

Table F.19

## Sustainability Appraisal - Summary of Assessment

### Site 3486 – Heytesbury Park, Heytesbury

#### Site Overview

This site option is located in the village of Heytesbury. With an area of 4.97ha the site has a potential capacity for approximately 112 dwellings; however, mitigation measures may reduce this.

#### Assessment Results

One major adverse effect has been identified for this site. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the



## Sustainability Appraisal - Summary of Assessment

### Site 3486 – Heytesbury Park, Heytesbury

SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA screening therefore recommends that options for this settlement are removed from the process at this stage. Overall, it is considered unlikely that adverse effects could be mitigated (SA Obj. 1).

Four moderate adverse effects have been identified for the site. The site lies in Groundwater Source Protection Zone 3. Warminster is a high risk area for impacts on the Hampshire River Avon SAC which is particularly vulnerable to phosphate loading and the site is not served by mains sewerage systems. Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency (SA Obj. 3). Development of the site would likely affect the setting of the historic environment of Heytesbury, a number of listed buildings and the conservation area which adjoins the site. A Heritage Impact Assessment would be required. Archaeological potential is high and archaeological assessment would be required (SA Obj. 6). Views of the site are available from the surrounding area and conservation area. Housing development would result in potential landscape and visual impacts that may only be successfully mitigated with robust mitigation and enhancement strategies. The site is publicly accessible and development of the site would result in the loss of recreational facilities (SA Obj. 7). While the catchment primary school has capacity, the GP surgery has capacity issues and existing secondary school places are forecast to be at capacity in the next 2-3 years with no potential for expansion of the school on its current site. A secondary school is being developed as part of another development, however this currently is only of a size to cater for that development and any new capacity would be reliant on the developer expanding the school size (SA Obj. 9).

The assessment has also identified a range of minor adverse effects. Development of the site would result in the inevitable loss of greenfield / agricultural land (SA Obj. 2). The site is not within an AQMA but there are likely to be minor adverse effects arising from development in this location (both short and long term) due to the likely increase in vehicular trips. Such issues could relate *inter alia* to noise, dust and lighting. (SA Obj. 4). Whilst greenhouse gas emissions will inevitably be increased through development, this can be mitigated through incorporating into the design measures to reduce energy demand and increase energy efficiency, as well as promoting low carbon energy sources and encouraging sustainable building practices (SA Obj. 5a). The site is located within Flood Zone 1. There may be an increased risk of flooding created by impermeable surfaces on the site due to its development. A Flood Risk Assessment would be required and the provision of Sustainable Drainage Systems should be investigated (SA Obj. 5b). The site is closely related to services and facilities in the village and accessible by foot. However, future residents will rely on private vehicles to access facilities in higher order settlements (SA Obj. 10).

The assessment has also identified two major and one minor beneficial effect. The major beneficial effects are associated with the potential to boost the supply of a range of homes in the area and help meet the identified need for affordable housing (SA Obj. 8) and the contribution to the local economy through use of local shops and services (SA Obj. 11). A minor benefit is identified as development of the site would directly and indirectly generate construction employment (SA Obj. 12).

Given the major adverse effects associated with the River Avon SAC, it is recommended that this site is not considered further in the site selection process.

Table F.20

<b>Sustainability Appraisal - Conclusions &amp; Recommendations</b>
<p>The aim of this assessment exercise has been threefold:</p> <ul style="list-style-type: none"><li>• Identification of more sustainable (preferred) site options for consideration in the preferred allocations;</li><li>• Identification of less sustainable (not preferred) site options which should only be considered if more sustainable options are undeliverable or if there are other reasons for considering these sites; and</li><li>• Identification of sites which should not be considered further</li></ul> <p>The following conclusions and recommendations are reached:</p> <p><b>More sustainable options for development:</b></p> <ul style="list-style-type: none"><li>• Site 316 - Barters Farm, Chapmanslade</li><li>• Site 3203 - Land at North West Chapmanslade</li></ul> <p><b>Less sustainable options for development:</b></p> <ul style="list-style-type: none"><li>• No sites are assessed as less sustainable in this area of search.</li></ul> <p><b>Sites which should not be considered further:</b></p> <ul style="list-style-type: none"><li>• Site 1022 - Green Farm Industrial Estate and adjacent Land, Chapmanslade</li><li>• Site 612 - Chitterne Road, Codford</li><li>• Site 3397 - Bury Farmyard, Green Lane, Codford</li><li>• Site 3491 - Mayflower Farm, Codford</li><li>• Site 3506 - Manor House Grounds, Codford</li><li>• Site 3486 - Heytesbury Park, Heytesbury</li></ul>

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

### Warminster

#### Assessment of site options

- G.1** The purpose of this stage, which involves five steps, is to select those 'SHLAA sites' that can be site allocations. The 'more sustainable' sites (site options) resulting from the assessment in Stage 3 are individually assessed in more detail for suitability and fit with the area strategy (steps 1-4). The conclusion selects preferred sites (step 5).
- G.2** At Warminster it was necessary to consider 'less sustainable' sites as well as the 'more sustainable' sites given the outstanding remaining requirement of 462 dwellings.
- G.3** The site options that resulted from stage 3 are as follows.

Table G.1 Site options resulting from Stage 3

SHLAA ref	Site Name	SHLAA site area (ha)	SHLAA capacity <sup>(40)</sup>
302	Bradley Road	0.45	11
304	Boreham Road	1.31	30
603	East of The Dene	10.96	164
1032	Bore Hill Farm	5.22	69
<b>TOTALS</b>			<b>274</b>

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

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

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

Generic considerations/ constraints	Requirements to be addressed
<p>Land around Warminster town falls within the visitor catchment of the Salisbury Plain Special Protection Area (SPA)/Special Area of Conservation (SAC). The Habitats Regulations Assessment (HRA) screening process identified that development is likely to increase recreational pressure on designated features. The cumulative impacts of combined development in this area could impact on the SPA. Therefore, mitigation measures would likely be required in order to maintain the integrity of the designated features.</p>	<p>Cumulative impacts relating to multiple developments in the area would need to be monitored and addressed. A mitigation strategy for Salisbury Plain (SPA/SAC)<sup>(41)</sup> has been agreed with Natural England. In order to manage recreational pressure on designated features, the mitigation strategy identifies a mechanism for utilising CIL money to fund the ongoing Stone Curlew Project. The existing mitigation mechanism would be applied to all new development proposals in Warminster.</p>
<p>Development may lead to impacts on the River Avon SAC through increased water abstraction.</p>	<p>Development proposals would need to be informed by detailed ecological assessments. Guidance in respect of managing potential impacts on the River Avon/Salisbury Plain SACs should be sought from Natural England and the Council.</p>
<p>Discharge from the Warminster STW affects levels of phosphates in the River Avon within the Wylde catchment at Warminster. Reducing the level of phosphates entering the river system within the catchment is the focus for a Nutrient Management Plan (NMP) for the River Avon, and a key strategy of the NMP are the facilitation of agri-initiatives to reduce phosphates from diffuse sources which will help to counteract increased levels that will be inevitable as a result of housing development.</p> <p>The NMP target for Warminster is to have no net increase in phosphates by the target date of 2021.</p>	<p>Latest modelling shows that the objective can be met, and as such development of sites for housing in Warminster can be accommodated without breaching NMP targets.</p>
<p>Both doctor surgeries in Warminster currently have capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site.</p>	<p>Contributions may be sought in order to expand local healthcare provision.</p>

41 HRA and Mitigation Strategy for Salisbury Plain SPA in relation to recreational pressure from development



<p>In terms of secondary education, there is no capacity to expand Kingsdown on its existing site and no immediate prospect of an expansion site being secured and delivered since it is wholly dependent on other development schemes taking place across the town.</p>	<p>Contributions would be sought in order to expand local education provision.</p>
<p>Land surrounding Warminster features extensive areas of Best and Most Versatile (BMV) agricultural land. Where possible, development should be located so as to reduce the loss of BMV land. Land to the west and south of the town is to some degree contained by the barrier of the A36 (T).</p>	<p>Where there are limited options to deliver development in locations outside of BMV land, the benefits of providing additional homes on BMV land is likely to outweigh the disadvantages of the loss of the agricultural land.</p>
<p>Investigations would be required to determine whether soakaways to manage surface water would work on each site option.</p>	<p>If soil conditions preclude the use of conventional soakaway systems, it is likely that on-site attenuation ponds may need to be included within development proposals. This might result in a reduction in developable area which would affect site capacity.</p>

SHLAA ref	Site Name
Site 302	Bradley Road

Figure G.1 Site 302 - Bradley Road

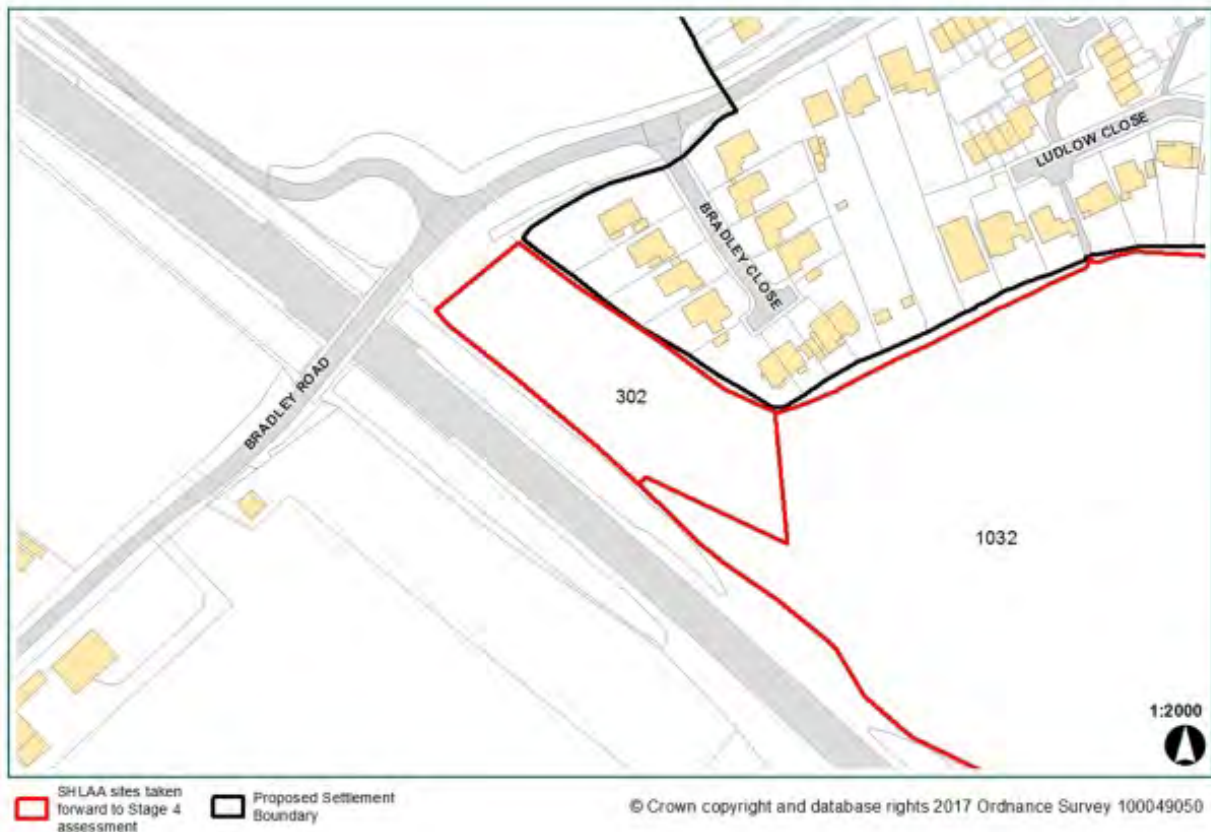


Table G.3 Site 302 - Bradley Road

SHLAA ref	Site Name
Site 302	Bradley Road
<b>Step 1</b>	
<b>SA effects and mitigation measures</b>	<p><b>LANDSCAPE</b></p> <ul style="list-style-type: none"> <li>The site is reasonably well contained within the wider landscape, but the proximity of nearby residential properties would potentially limit the extent of development proposals. Existing landscape along the A36 Trunk Road (T) might also need to be enhanced provide an acceptable level of amenity to prospective residents.</li> </ul> <p><b>AIR QUALITY AND POLLUTION</b></p> <ul style="list-style-type: none"> <li>The adjacent A36 (T) and operational Anaerobic Digester could potentially be a source of noise and air pollution for this site. Proposals would need</li> </ul>

SHLAA ref	Site Name
Site 302	Bradley Road
	<p>to be supported and informed by noise, air quality and bio-aerosol assessments. On the basis of evidence gathered to date, it is considered that noise attenuation and air quality measures could be incorporated into proposals to manage impacts, but could possibly reduce the dwelling capacity of the site.</p> <p><b>BIODIVERSITY</b></p> <ul style="list-style-type: none"> <li>The site adjoins an area of woodland (Biodiversity Action Plan Priority Habitat) which would need to be protected and, wherever practicable, bolstered to improve habitat connectivity.</li> </ul>
<b>Accessibility</b>	<p>The site is on the periphery of the settlement, more than 1km from the town centre and is therefore not considered to be within good walking distance of services and facilities at town, though cycling may be reasonable. Residents are likely to use private vehicles.</p> <p>Direct vehicular access to the site from Bradley Road would be difficult to achieve because of the bridge crossing over the A36 (T) and topographical issues. This could limit the scale and scope of development. Development would be more certain if the site is brought forward in combination with the adjoining site (1032).</p> <p>The northern boundary of the site is defined by public right of way WARM60. Connection and improvement to this route could deliver a suitable means of access for the site if comprehensively planned alongside site 1032.</p>
<b>Overall suitability</b>	<p>Adverse effects appear to be capable of mitigation, although vehicle access would seem to be problematic. The shape of the site and the need to preserve the amenity of adjoining residents, achieve access and retain woodland would limit development to approximately 10 dwellings.</p>
<b>Step 2</b>	
<b>Fit with area strategy</b>	<p>A capacity of approximately 10 dwellings would make a small contribution towards the area's anticipated level of housing growth.</p> <p>By itself development would not offer the opportunity to address any specific issues listed in the WCS Area Strategy. However, if comprehensively planned with site 1032, there would be prospect of contributing towards the delivery of the area strategy, including the provision of affordable housing.</p>
<b>Step 3</b>	
<b>Large Village site fit with Core Policy 1</b>	N/A

SHLAA ref	Site Name
Site 302	Bradley Road
<b>Step 4</b>	
<b>Summary</b>	<p>There are several relatively minor potentially adverse effects resulting from the site's proximity to existing homes as well as the A36(T) that appear capable of mitigation. Without a comprehensive treatment of this site with the adjoining larger SHLAA site (see below), the scope for development is constrained by the site's shape that would limit the benefits of development, especially once mitigation measures are incorporated. Scope for affordable housing, for example, is limited. Overall therefore sustainability benefits are minor.</p> <p>Sensibly, the site relies on the adjoining site (1032) to facilitate access to the road network and it is necessary for the two sites to be comprehensively considered as a single allocation.</p>



SHLAA ref	Site Name
Site 304	Boreham Road

Figure G.2 Site 304 - Boreham Road

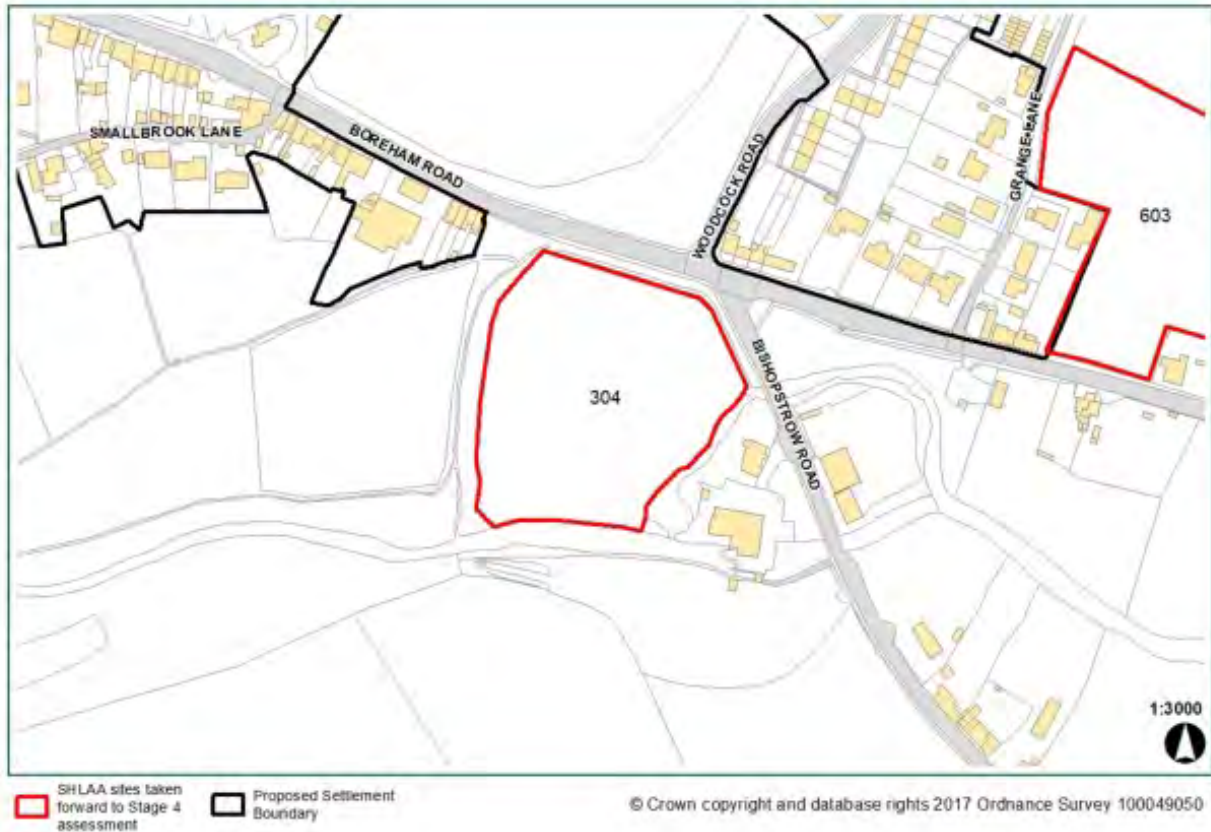


Table G.4 Site 304 - Boreham Road

SHLAA ref	Site Name
Site 304	Boreham Road, Warminster
<b>Step 1</b>	
<b>SA effects and mitigation measures</b>	<p><b>BIODIVERSITY</b></p> <ul style="list-style-type: none"> <li>Trees and hedgerows along site boundaries are significant and provide important wildlife corridors, so should be retained, protected and, wherever practicable, bolstered to improve habitat connectivity. Protected corridors reduce the developable area of the site. Given the form and location of the site, proposals would also need to encompass the management of such areas. Proposals for developing the site would be informed by a detailed ecological assessment.</li> </ul> <p><b>LANDSCAPE</b></p>

SHLAA ref	Site Name
Site 304	Boreham Road, Warminster
	<ul style="list-style-type: none"> <li>The site is well contained within the wider landscape, but the proximity of nearby River Wylfe could potentially limit the extent of development by the provision of standoffs to the watercourse.</li> </ul>
<b>Accessibility</b>	<p>Direct vehicular access to the site from Boreham Road is considered to be achievable. However, such arrangements would be subject to ensuring the provision of a new access/visibility splay; relocation of the Listed milestone marker; structural details of the culvert beneath the access road; closure of the field gate and reconstruction of footway to provide pedestrian connectivity to Boreham Road.</p> <p>The site is not considered to be within reasonable walking distance of the majority of services and facilities at the town, though cycling may be reasonable, however there are primary and secondary schools and leisure centre within walking distance and the site is on a regular bus route.</p>
<b>Overall suitability</b>	<p>Whilst planning permission was refused in April 2016 for a residential development scheme comprising 35 self-build units, the site has nonetheless been appraised <i>de novo</i> for the purpose of this Plan.</p> <p>The site is visually well contained within the wider landscape. It contains important wildlife corridors that need to be retained and managed to maintain the area's biodiversity value.</p> <p>Bearing in mind the need to provide a stand-off to the River Wylfe and wider mitigation (e.g. bolstering of on-site landscaping/vegetation) it is considered that the site could deliver 30 dwellings.</p>
<b>Step 2</b>	
<b>Fit with area strategy</b>	<p>A capacity of approximately 30 dwellings would make a moderate contribution towards Warminster's anticipated level of housing growth.</p> <p>By itself development would not offer the opportunity to address any specific issues listed in the WCS Area Strategy. However, if comprehensively planned with other sites in the town there would be prospect of contributing towards the delivery of the area strategy, including the greater provision of affordable housing.</p>
<b>Step 3</b>	
<b>Large Village site fit with Core Policy 1</b>	N/A

SHLAA ref	Site Name
Site 304	Boreham Road, Warminster
<b>Step 4</b>	
<b>Summary</b>	<p>There is some potential for minor adverse effects, but they can be adequately mitigated. A main concern is to retain the biodiversity value of the site.</p> <p>It would be a particular benefit of development if the self-build element from previous proposals was carried forward. In any event development would provide an element of affordable housing. Overall suitability is considered to be at least moderate and good if there was the benefit of self-built homes.</p>

SHLAA ref	Site Name
Site 603	East of the Dene, Warminster

Figure G.3 Site 603 - East of the Dene

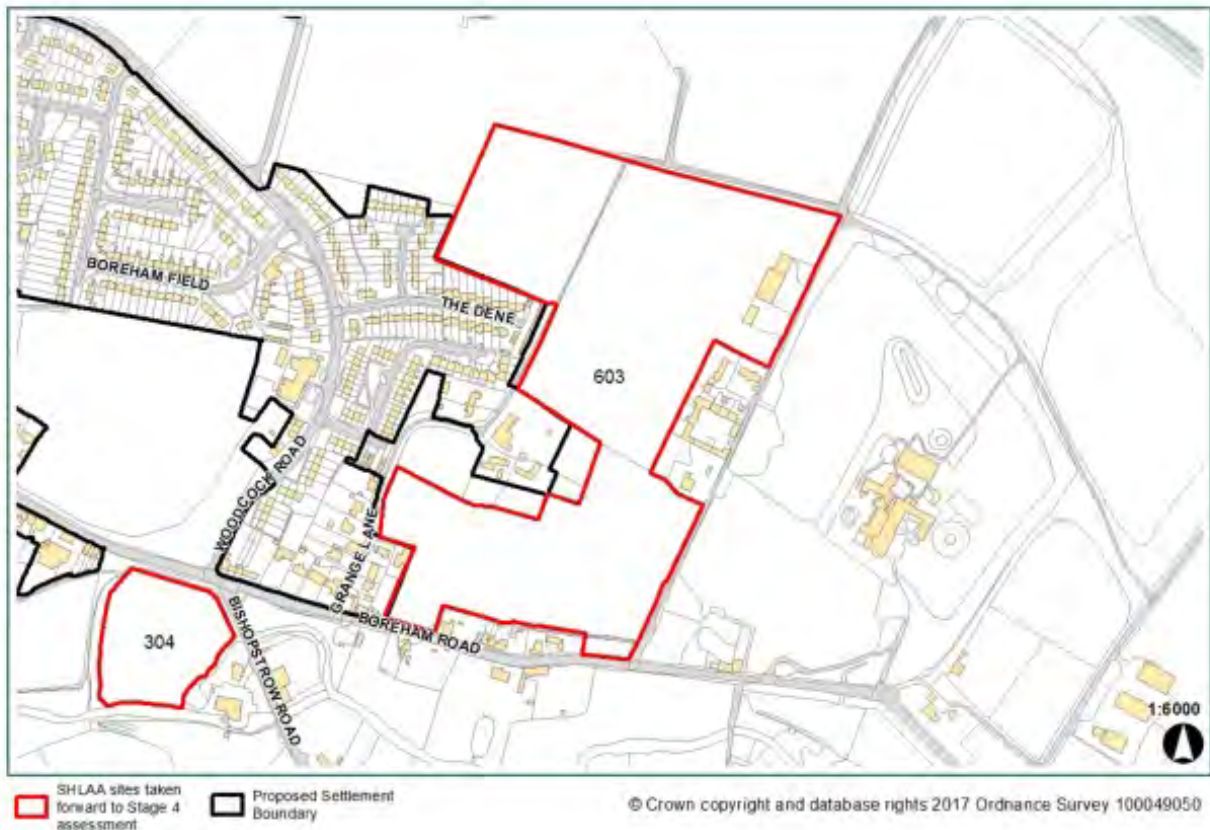


Table G.5 Site 603 - East of the Dene

SHLAA ref	Site Name
Site 603	East of the Dene
<b>Step 1</b>	
<b>SA effects and mitigation measures</b>	<p><b>HISTORIC ENVIRONMENT</b></p> <ul style="list-style-type: none"> <li>The following heritage assets and their respective settings would need to be conserved in a manner appropriate to their significance:</li> <li>The southern part of the site comprises land that provides a context for the wider setting of Bishopstrow House, a Grade II Listed Building to the east of the site;</li> <li>The south of the site also provides the setting for a number of Listed Buildings close to the southerly site boundary; and</li> </ul>



SHLAA ref	Site Name
Site 603	East of the Dene
	<ul style="list-style-type: none"> <li>• The eastern boundary of the site adjoins Bishopstrow Conservation Area.</li> <li>• The site is also approximately 750m south of Battlesbury Camp, a hillfort Scheduled Monument.</li> <li>• Development in this location is likely to lead to the impression of coalescence between Warminster and Bishopstrow when viewed from the Scheduled Monument;</li> <li>• Potential harm to the setting and significance of Bishopstrow House and Battlesbury Camp Schedule Monument would be avoided by locating development toward north-west and western parts of the site where it would be at the outer extent of their wider setting, particularly when viewed against the background of existing development off Dene Road. The site area should therefore be substantially reduced;</li> <li>• Development of the north-western portion of the site would also help to retain the visual separation of the town from Bishopstrow House and Bishopstrow Conservation Area as well as the setting of listed buildings on the southerly SHLAA site area;</li> <li>• Access from Boreham Road would require removal of a section of wall at the south-east corner of the site to allow for a suitable junction arrangement to be formed. The wall is undesignated and on the outer extent of the town, but is nonetheless part of a characteristic of the approach to it that is continued into the Conservation Area itself. As little as possible of this wall should be removed and the design of an access road should minimise potential light pollution and avoid a sense of urbanisation.</li> </ul> <p><b>LANDSCAPE</b></p> <ul style="list-style-type: none"> <li>• The site as a whole provides an important visual gap between Warminster and Bishopstrow House. A reduction in the developable area within the site would be required in order to ensure that sensitive areas are safeguarded as well as to maintain the integrity of heritage assets. Hence an allocation is appropriate in the north-west of the SHLAA area and land in the south west should remain undeveloped. Additional planting would provide a softer urban edge and filter views of the site. This should avoid the possibility of harm to the wider visual qualities of the area.</li> </ul> <p><b>BIODIVERSITY</b></p> <ul style="list-style-type: none"> <li>• Trees along the north-eastern boundary are significant in the landscape and provide an important wildlife corridor, so should be retained, protected and, wherever practicable, bolstered to improve habitat connectivity.</li> </ul> <p><b>WATER</b></p> <ul style="list-style-type: none"> <li>• There are records of storm water entering the existing pumping station system, thereby exacerbating issues with capacity. An assessment of existing capacity within existing water infrastructure systems would need to be undertaken in order to support and inform any subsequent planning application. Where necessary, additional infrastructure capacity (e.g. a new pumping station)</li> </ul>

SHLAA ref	Site Name
Site 603	East of the Dene
	would need to be provided through agreement with the relevant water utilities company, Lead Local Flood Authority and Environment Agency.
<b>Accessibility</b>	<p>The site could be accessed from Boreham Road where the wall is unlisted. Reliance on one point of access would limit the scale and layout of any subsequent development to approximately 100 dwellings.</p> <p>The site is not considered to be within reasonable walking distance of the majority of services and facilities at the town, though cycling may be reasonable, however there are primary and secondary schools and leisure centre within walking distance and the site is on a regular bus route. An opportunity exists to improve wider accessibility by creating pedestrian and cycle access via The Dene.</p>
<b>Overall suitability</b>	Potentially major adverse effects can be prevented by locating built development in the north west of the SHLAA area and limiting the development to approximately 100 dwellings. Approximately 2ha land in the south west part of the site should remain undeveloped in order to help retain the visual separation of the town from Bishopstrow House and the Bishopstrow Conservation Area.
<b>Step 2</b>	
<b>Fit with area strategy</b>	<p>The WCS refers to the possible need to relocate Kingdown School as the school's existing site is constrained. The site may be large enough to facilitate the relocation of the school. However, in conjunction with residential development, the scale of development would be likely to result in a much greater degree of harm in respect of heritage assets and landscape character.</p> <p>The WCS refers to issues around travel to Kingdown School. Restricting the location of development on the site also ensures it is in reasonable walking and cycling distance of the town.</p> <p>The delivery of approximately 100 dwellings would make a significant contribution towards the area's anticipated level of housing growth.</p>
<b>Step 3</b>	
<b>Large Village site fit with Core Policy 1</b>	N/A
<b>Step 4</b>	
<b>Summary</b>	Locating housing development to the north-west and retaining an area undeveloped in the south west avoids the potential for substantial harm to the significance of heritage assets. At the level of plan making, it is however difficult to be certain that no harm at all would result. A Heritage Impact Assessment would guide detailed

SHLAA ref	Site Name
Site <b>603</b>	East of the Dene
	<p>design and layout. A sensitively planned development of approximately 100 homes would provide considerable scope for affordable housing. The possibility of any harm requires a convincing and compelling justification. In this instance, the site would deliver a significant quantum of housing to help meet local need and these benefits are considered to clearly outweigh any residual impacts.</p> <p>Despite constraints that severely limit the proportion of development acceptable on the site, other potential adverse effects are minor and altogether they are clearly outweighed by positive benefits. Overall sustainability is therefore considered moderate to good.</p>

SHLAA ref	Site Name
Site 1032	Bore Hill Farm, Warminster

Figure G.4 Site 1032 - Bore Hill Farm

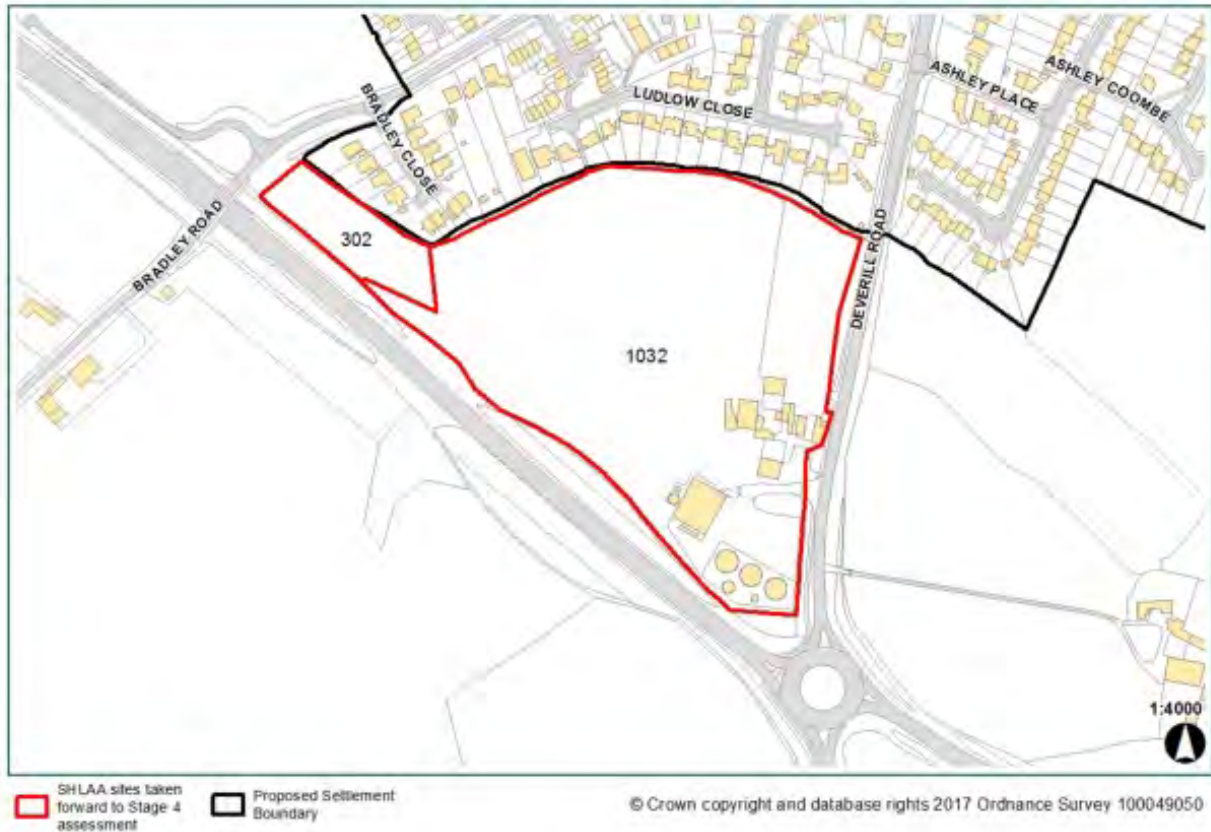


Table G.6 Site 1032 - Bore Hill Farm, Warminster

SHLAA ref	Site Name
Site 1032	Bore Hill Farm, Warminster
<b>Step 1</b>	
<b>SA effects and mitigation measures</b>	<p><b>EXISTING LAND USES</b></p> <ul style="list-style-type: none"> <li>The site incorporates Bore Hill Farm, which benefits from an extant planning permission for light industrial and office units. Whilst not yet built, these land-uses may need to be managed to ensure the living conditions of future residents is not compromised. It is understood that the land subject to extant permission is under the same ownership.</li> <li>The attractiveness of this employment site could be significantly improved by allocating land for development that also delivered fully serviced employment land.</li> </ul>



SHLAA ref	Site Name
Site 1032	Bore Hill Farm, Warminster
	<ul style="list-style-type: none"> <li>• In addition, there may be potential for air quality (emission of bio-aerosols) and noise impacts associated with the operations bio-digester within the site. A suitable stand-off distance should be retained between the bio-digester and residential properties to remove the possibility of any impacts. These matters would need to be comprehensively addressed through any subsequent design and layout proposals.</li> <li>• The development of employment and new housing should also investigate the potential to receive energy supply from the adjoining bio-digester.</li> </ul> <p><b>LANDSCAPE</b></p> <ul style="list-style-type: none"> <li>• The site is reasonably well contained within the wider landscape, although development in this location is likely to be visually apparent from adjoining residential properties. A detailed design and layout scheme would need to incorporate adequate screening features.</li> <li>• There is an existing bund and landscaping scheme approved as part of the development of the Bore Hill bio-digester plant on the southern part of the site. This could be utilised to provide screening. Additional screening reduces the developable area of the site.</li> </ul> <p><b>AIR QUALITY AND POLLUTION</b></p> <ul style="list-style-type: none"> <li>• The adjacent A36 (T) and operational Anaerobic Digester could potentially be a source of noise and air pollution for this site. Proposals would need to be supported and informed by noise, air quality and bio-aerosol assessments. On the basis of evidence gathered to date, it is considered that noise attenuation and air quality measures could be incorporated into proposals to manage impacts, but could possibly reduce the dwelling capacity of the site.</li> </ul> <p><b>BIODIVERSITY</b></p> <ul style="list-style-type: none"> <li>• The site adjoins an area of woodland (UK Biodiversity Action Plan Priority Habitat) that borders the A36 (T) which would need to be protected and, wherever practicable, bolstered to improve habitat connectivity.</li> <li>• There are also some mature, protected (Tree Preservation Order) trees along the northern and north-eastern boundaries of the site which would need to be retained and protected through any subsequent scheme design.</li> </ul> <p><b>WATER</b></p> <ul style="list-style-type: none"> <li>• Records indicate that land adjoining Deverill Road, along the eastern boundary of the site, is susceptible to surface water flooding. A scheme for managing and addressing surface water would be required in order to support any subsequent planning application.</li> <li>• A new pumping station may need to be provided in order to reach the nearest available public sewer. Such infrastructure would need to include maintenance space on site, plus a 15m 'clear zone' all around it, free from dwellings.</li> </ul>

<b>SHLAA ref</b>	<b>Site Name</b>
<b>Site 1032</b>	Bore Hill Farm, Warminster
<b>Accessibility</b>	<p>There is an existing access into the site from Deverill Road, which has a sizeable visibility splay. Pedestrian access could be achieved from Deverill Road where there is pavement access. The northern boundary of the site is defined by public right of way WARM60. Connection to and improvement of this route could be achieved.</p> <p>The site is on the periphery of the settlement, more than 1km from the town centre and is therefore not considered to be within good walking distance of services and facilities at town, though cycling may be reasonable. Residents are likely to use private vehicles.</p>
<b>Overall suitability</b>	<p>The site boundary should be amended to exclude the bio-digester but include land consented for employment development. Inclusion of the employment land would provide for the delivery of serviced employment land as a part of development proposals.</p> <p>The need to preserve the amenity of adjoining residents and other landscape and biodiversity measures, suggests a capacity to accommodate approximately 60 dwellings.</p> <p>It would, however, be better planning to develop proposals comprehensively with site 302 in order to ensure an optimal design and layout. Together a Plan allocation could accommodate approximately 70 dwellings.</p>
<b>Step 2</b>	
<b>Fit with area strategy</b>	<p>A capacity of approximately 60 dwellings would make a moderate contribution towards Warminster's anticipated level of housing growth, including the delivery of affordable housing.</p> <p>By itself development would not offer the opportunity to address any specific issues listed in the WCS Area Strategy.</p>
<b>Step 3</b>	
<b>Large Village site fit with Core Policy 1</b>	N/A
<b>Step 4</b>	
<b>Summary</b>	Due to the reliance of the adjoining site (302) on this site to facilitate access to the road network it is appropriate for the two sites to be comprehensively considered in conjunction as one development opportunity.

SHLAA ref	Site Name
<b>Site 1032</b>	Bore Hill Farm, Warminster
	<p>The site is relatively unconstrained and capable of measures that will preserve the amenity of existing and future residents. Development should include provision for serviced employment land for that area already granted consent. Possible minor adverse effects are clearly outweighed by the positive benefits of additional housing, including affordable homes. In overall terms, the sustainability benefits of allocating this site for development are considered to be good.</p>

## Conclusion - selection of preferred sites

Table G.7 Conclusion - selection of preferred sites

Step 5									
<b>Fit with spatial strategy</b>	<p>The residual requirement for housing in the area of search (Warminster Town) is 462 dwellings. There are four sites at the market town of Warminster which, on the basis of evidence and assessments at this stage, are considered to be available, suitable and developable. These sites could contribute approximately 200 additional dwellings.</p> <p>All other potential SHLAA sites at Warminster have been assessed and no other sites can be considered at this stage, based on information available at the current time.</p> <p>Growth at Warminster over the plan period would be 14% lower than the indicative requirement in the WCS. The West Urban Extension provides by far the largest part of new housing to serve the town and this area will continue to do so for several more years after 2026. This provides some certainty and continuity to the supply of housing to the town. It provides a longer term surety of supply that supports the role and function of the town. The level of development proposed at Warminster over the plan period is not so below the indicate level of the WCS that it significantly undermines the spatial strategy.</p>								
<b>Selection of preferred sites</b>	<p>Due to the mutual reliance of sites 302 and 1032, in terms of achieving an acceptable point of access, they are to be considered in combination as a single site for the purposes of the draft Plan. It is therefore recommended that three sites be allocated in the draft Plan. These sites being:</p> <ul style="list-style-type: none"> <li>• Land at Bore Hill Farm/Bradley Road, Warminster</li> <li>• Land east of The Dene, Warminster</li> <li>• Land at Boreham Road, Warminster</li> </ul> <p>The three preferred sites at Warminster town could be brought forward in general conformity with the Area Strategy, they each have at least moderate sustainability benefits and would contribute a significant amount of housing (including the availability of affordable homes) at the town. Further assessment would be required in order to address a number of on-site constraints but, in overall terms, the evidence indicates that adverse impacts can be mitigated.</p>								
<b>Preferred sites</b>	<p>Three available and suitable sites are identified for allocation at Warminster Town.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Allocated Sites</th> <th>Amended site capacity</th> </tr> </thead> <tbody> <tr> <td>Bore Hill Farm/ Bradley Road</td> <td>70</td> </tr> <tr> <td>Boreham Road</td> <td>30</td> </tr> <tr> <td>East of the Dene</td> <td>100</td> </tr> </tbody> </table>	Allocated Sites	Amended site capacity	Bore Hill Farm/ Bradley Road	70	Boreham Road	30	East of the Dene	100
Allocated Sites	Amended site capacity								
Bore Hill Farm/ Bradley Road	70								
Boreham Road	30								
East of the Dene	100								



## Warminster Community Area Remainder

### Assessment of site options

**G.5** The purpose of this stage, which involves five steps, is to select those 'SHLAA sites' at the Large Village of Chapmanslade in the Warminster Community Area Remainder <sup>(42)</sup> that can be site allocations<sup>0</sup>. Both sites were identified as 'more sustainable' sites (site options) resulting from the assessment in stage 3 and are individually assessed in more detail for suitability and fit with area strategy (steps 1-4). The conclusion selects preferred sites (step 5).

**G.6** The site options that resulted from stage 3 are as follows.

Table G.8 Site options resulting from Stage 3

SHLAA ref	Site Name	SHLAA site area (ha)	SHLAA capacity <sup>(43)</sup>
316	Barthers Farm	1.35	35
3203	Land at North West Chapmanslade	1.07	26
<b>TOTALS</b>			<b>61</b>

42 Only sites in Chapmanslade were carried forward from Stage 3

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

**G.7** The discussion that follows focuses upon place/site specific constraints in the Chapmanslade that will need to be addressed in policy terms in order to facilitate development. Much of what will be required to support subsequent planning applications will be guided by policies of the Wiltshire Core Strategy, national planning policy, guidance and standing advice. Therefore, matters such as the need for a Flood Risk Assessment will be directed by existing policy/advice and therefore not repeated throughout these reports. However, a range of Community Areas concerns/considerations have been raised by consultees at Stage 4A. For completeness, they are listed in the following table.

**Table G.9 Generic considerations/ constraints and requirements to be addressed**

Generic considerations/ constraints	Requirements to be addressed
<p>Chapmanslade is within the core buffer area of the Bath and Bradford on Avon Bat Special Area of Conservation (SAC). The cumulative impacts resulting from development (e.g. increased recreational pressure) in a location which could impact on the SAC would need to be investigated in order to support subsequent development proposals.</p>	<p>An ecological assessment would be required in order to support and inform any subsequent development proposals. Particular regard would need to be paid to protected bat species and habitat features (e.g. foraging routes, roosting sites). Where appropriate, measures designed to protect and enhance habitat features would be sought through the application process. Moreover, mitigation measures such as: additional planting, use special lighting and dark corridors would need to be explored through any subsequent planning application.</p> <p>Ecological mitigation measures may affect the developable area of sites.</p>
<p>Site investigations indicate the presence of mature/semi-mature hedgerows and trees on site and adjacent land.</p>	<p>Biodiversity Action Plan priority habitat should be retained, protected and, where practicable, enhanced through the use of green infrastructure buffers and planting. Such measures may result in a reduction in the capacity of sites.</p>
<p>Chapmanslade has no public storm sewers. In addition, there is limited capacity in public sewers for addressing foul drainage discharge. Further investigation of water infrastructure capacity would be required to ensure a satisfactory connection can be achieved.</p> <p>Sustainable Drainage Systems (SuDS) would be need to be built into any subsequent development proposal provided groundwater levels allow and infiltration rates are of an acceptable level (i.e. greenfield or better).</p> <p>Monitoring will be required in accordance with the Council's Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a</p>	<p>An assessment of capacity in existing drainage systems would need to be undertaken in order to support any subsequent planning applications. Infrastructure upgrades may be required and agreed through dialogue with the relevant water utilities company/Lead Local Flood Authority.</p> <p>Housing proposals would need to respond positively to the predicted effects of climate change. Sustainable Drainage Systems (SuDS), rain water harvesting schemes and related measures would need to be designed into development proposals in line with Wiltshire Council's Ground Water Strategy and CIRIA Guidance (Part E, Chapter 25).</p>

<p>suitable storm water disposal system which may have an impact on the size and area of development.</p> <p>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>National planning policy would anticipate the submission of a FRA to support any subsequent planning application, for any site over 1ha.</p> <p>Drainage solutions may affect the developable area of the site.</p>
<p>There are Listed Buildings located within close proximity to sites. Development may affect the significance and setting of these heritage assets.</p>	<p>A Heritage Impact Assessment would be required in order to support and inform any subsequent planning application.</p> <p>Mitigation measures may affect the developable area of sites.</p>
<p>This area has medium archaeological potential.</p>	<p>An archaeological assessment would be required in order to support any subsequent planning application.</p>
<p>The landscape character of the immediate area falls within the Greensand Hills/Greensand Terrace typology which has strong character and in good condition. The County Landscape Character Assessment states this landscape should be conserved. Development would need to protect and enhance the intrinsic character and scenic beauty of the area.</p>	<p>Landscape character should be protected through the use of green infrastructure buffers in any subsequent site layout. Providing additional planting may result in a reduction in capacity of sites.</p>
<p>Chapmanslade is served by several important public rights of way (PRoW).</p>	<p>Public rights of way should be protected and enhanced through the use of green infrastructure buffers which may result in a reduction in capacity of sites.</p>
<p>There is no doctor's surgery in Chapmanslade. Chapmanslade is located within the contractual boundaries of White Horse Surgery, Westbury and Avenue Surgery, Warminster and within the outer catchment area of Smallbrook Surgery, Warminster. All town surgeries currently have capacity issues.</p>	<p>Where assessments indicate capacity shortfalls, appropriate contributions towards health care provision may be required in order for development to proceed.</p>
<p>In terms of primary education, the school could accommodate limited growth but further expansion is unlikely to be possible.</p>	<p>Dialogue with the education department would be required at point of application to assess local primary school capacity.</p>

In terms of secondary school, Chapmanslade feeds into Matravers, Westbury. The school currently has some surplus places which are expected to fill over the next few years. The school could be expanded when necessary.

Contributions towards education provision may be required in order for development to proceed.



SHLAA ref	Site Name
Site 316	Barbers Farm

Figure G.5 Site 316 - Barbers Farm

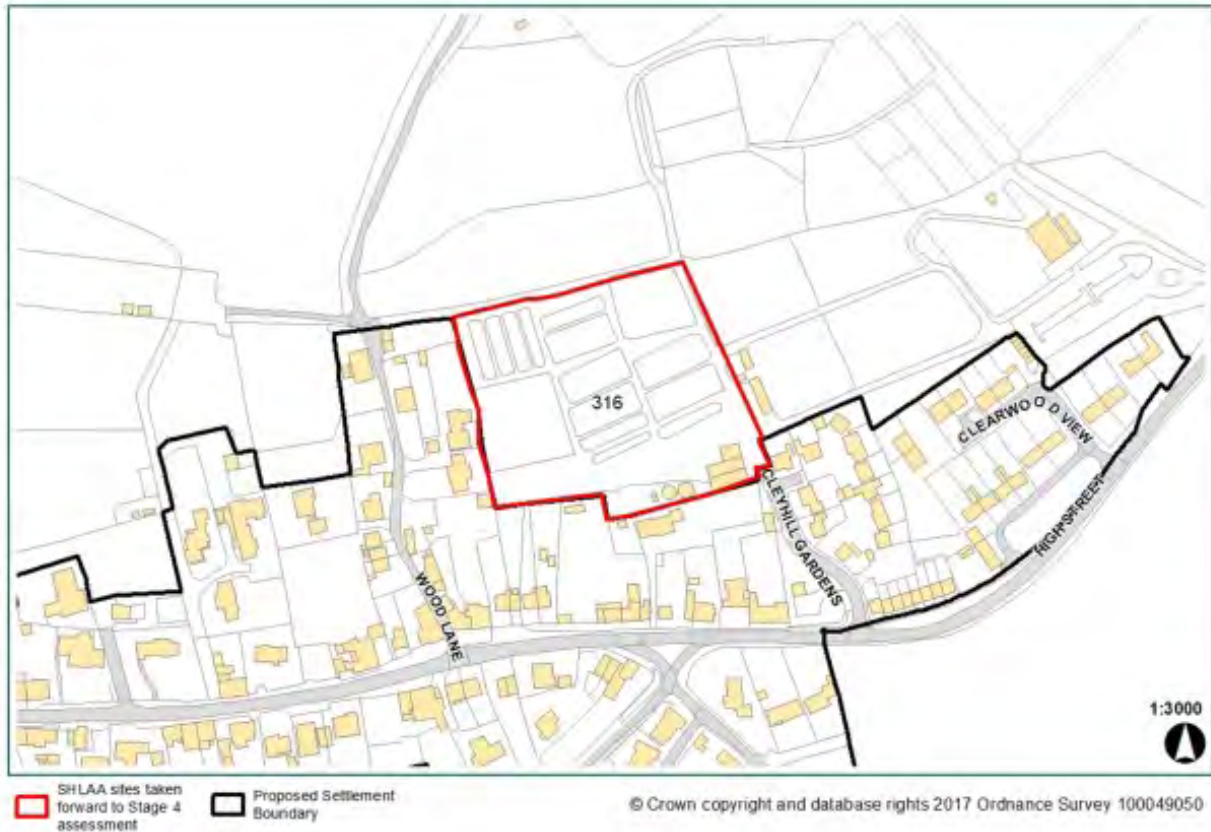


Table G.10 Site 316 - Barbers Farm

SHLAA ref	Site Name
Site 316	Barbers Farm
<b>Step 1</b>	
<b>SA effects and mitigation measures</b>	<p><b>LAND USE</b></p> <p>Development may lead to the potential loss of agricultural land. However, considering the size of the site the loss of some agricultural land would be outweighed by sustainability benefits.</p>
<b>Accessibility</b>	The site is considered to be within walking and cycling distance of the services and facilities at the village.

SHLAA ref	Site Name
Site 316	Barters Farm
	<p>Access to the site would be achieved directly from Cleyhill Gardens.</p> <p>Public right of way (PRoW) - CHAP14 (footpath) passes along the northern boundary of the site. Development should protect and enhance the PRoW network wherever practicable. Therefore, this route should be protected through the use of green infrastructure buffers which may result in a reduction in capacity of the site.</p>
<b>Overall suitability</b>	<p>Whilst this site has a number of significant impacts and constraints, it is considered that these are capable of being fully addressed.</p> <p>The capacity of the site is approximately 35 dwellings. Capacity may be reduced as informed by further detailed assessments required through the planning application process. There is modest scope for the delivery of affordable housing.</p>
<b>Step 2</b>	
<b>Fit with area strategy</b>	<p>A site capacity of approximately 35 dwellings would make a significant contribution towards meeting the area's anticipated level of housing growth. In addition, development would support the local community and deliver a range of positive benefits, thereby contributing towards the delivery of the Warminster Community Area Strategy, as anticipated by the Wiltshire Core Strategy (WCS).</p>
<b>Step 3</b>	
<b>Large Village site fit with Core Policy 1</b>	<p>Over the WCS Plan period to date, Chapmanslade has received relatively limited levels of growth. A development comprising approximately 35 dwellings would represent a relatively modest scale of development for a village of this size.</p> <p>Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Chapmanslade. Whilst there may be further limited infill (windfall) development within the settlement boundary before the end of the Plan period, it is unlikely that the local community will seek to plan for additional growth. This site is available, achievable and deliverable now and, as such, would be appropriate for allocation in the Housing Site Allocations Plan.</p> <p>Development of the site for approximately 35 dwellings would go some way towards delivering the identified affordable housing needs for the parish, in line with WCS Core Policy 43.</p> <p>Chapmanslade Church of England Primary School is already full in 4 out of 7 year groups and is forecast to remain nearly at capacity. The school site is undersized and any further expansion is unlikely to be possible. However, it could accommodate limited growth in pupil numbers. Therefore, it would only be appropriate to bring forward a modest level of growth on a relatively small-scale site.</p> <p>The pupil numbers arising from a development of approximately 35 dwellings on this site could be accommodated within the local school. With regard to secondary school provision, Matravers (secondary and sixth form in Westbury) currently has</p>

SHLAA ref	Site Name
Site 316	Barters Farm
	<p>some surplus places but these are expected to reduce over the next 10 years as the school contracts its numbers on roll. However, if necessary, the school could be expanded. Contributions towards education provision would likely be required in order for development to proceed and hence would be a matter to be addressed through any subsequent planning application process.</p>
<b>Step 4</b>	
<b>Summary</b>	<p>Site 316 is in a sustainable location. The site has capacity for approximately 35 houses. The final number of dwellings will be determined through the planning process, whereby assessments that consider the ecology, heritage, water and drainage issues will inform proposals.</p> <p>Development of this site would marginally extend the built form of Chapmanslade, but nonetheless could be sensitively planned to link into existing built development at Cleyhill Gardens. In this sense, development of the site would benefit from existing open space and pedestrian routes to local facilities and services. The delivery of housing on this site would contribute to the area strategy and help Chapmanslade to become more self-contained.</p> <p>Development of this site would generate some adverse impacts. However these can potentially be mitigated and therefore the net sustainability benefits to be accrued through development are considered to be moderate.</p>

SHLAA ref	Site Name
Site 3203	Land at North West Chapmanslade

Figure G.6 Site 3203 - Land at North West Chapmanslade

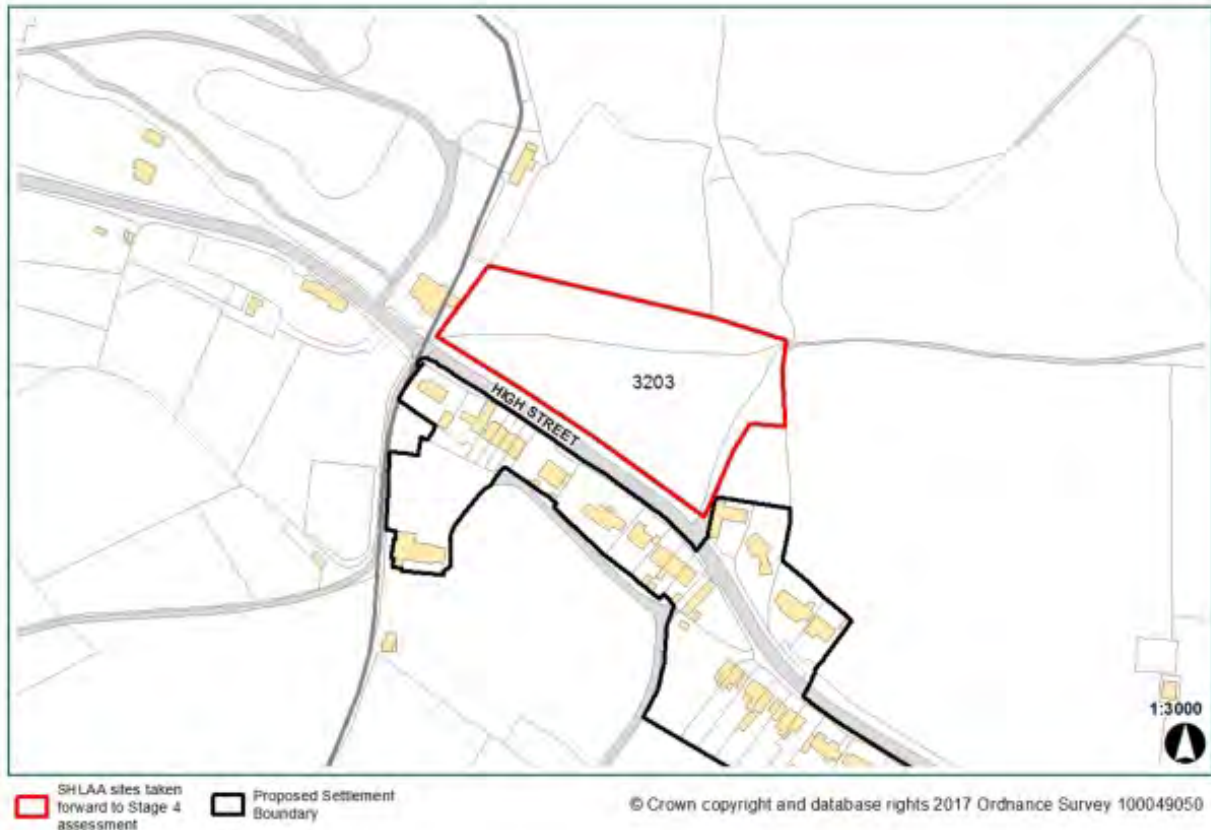


Table G.11 Site 3203 - Land at North West Chapmanslade

SHLAA ref	Site Name
Site 3203	Land at North West Chapmanslade
<b>Step 1</b>	
<b>SA effects and mitigation measures</b>	<p><b>BIODIVERSITY</b></p> <ul style="list-style-type: none"> <li>The site adjoins Black Dog Wood County Wildlife Site (containing Ancient Woodland). There is potential for development of the site to have a significantly adverse ecological impact, potentially resulting in net loss in biodiversity through habitat fragmentation. It is unlikely that this impact could be effectively mitigated. Any mitigation would result in a subsequent reduction in capacity.</li> <li>Any development of this site would need to protect ancient woodland on adjoining land. To achieve this, a standoff to the woodland would need to be provided, thereby reducing the gross developable area.</li> </ul> <p><b>LAND USE</b></p>



SHLAA ref	Site Name
Site 3203	Land at North West Chapmanslade
	<ul style="list-style-type: none"> <li>Development of the site would result in a significant loss of Best and Most Versatile agricultural land.</li> </ul> <p><b>WATER</b></p> <ul style="list-style-type: none"> <li>Records indicate that the northern half of the site is susceptible to surface water flooding. Moreover, the local topography may render development of this site problematic, or indeed wholly unsuitable. The site is located some distance from the main village facilities and foul drainage disposal could be problematic therefore development would need to be restricted to between 10 to 20 dwellings.</li> <li>There is adequate capacity to supply the site with drinking water. However, the potential impacts associated with increased water abstraction in the wider catchment would need to be assessed further.</li> </ul> <p><b>LANDSCAPE</b></p> <ul style="list-style-type: none"> <li>Protection and enhancement of the intrinsic character and scenic beauty of this landscape would be problematic given the steep topography and close proximity to Black Dog Woods (Ancient Woodland). Development would have a significant adverse effect on Chapmanslade and the setting of the ancient woodland, to such a degree that landscape mitigation would be extremely problematic.</li> </ul>
<b>Accessibility</b>	<p>The site is at least 1km from the village centre and there is a footway, however this is not considered to be a reasonable walking distance to access services and facilities at the village.</p> <p>The site could be accessed directly from the A3098.</p> <p>Footpaths CHAP1 and CHAP30 pass through the site. Development would need to protect and enhance the PRow network. Therefore these routes should be retained and, where practicable, enhanced through the use of green infrastructure buffers. Additional footpaths may need to be provided in order to improve connectivity with the heart of the village. These measures may result in a reduction in capacity of the site.</p>
<b>Overall suitability</b>	Development of this site would generate a number of significant impacts and constraints which are considered to be very difficult to mitigate.
<b>Step 2</b>	
<b>Fit with area strategy</b>	Development of this site for a modest level of housing would make a contribution towards the area's anticipated level of housing growth. However, the significant impacts that would be generated through development of this site effectively determine that it should not be allocated.
<b>Step 3</b>	

SHLAA ref	Site Name
Site 3203	Land at North West Chapmanslade
<p><b>Large Village site fit with Core Policy 1</b></p>	<p>Over the WCS Plan period to date, Chapmanslade has received relatively limited levels of growth. A development comprising approximately 20 dwellings would represent a relatively modest scale of development for a village of this size. Wiltshire Council is not aware that a Neighbourhood Plan is currently being progressed in Chapmanslade.</p> <p>Whilst there may be further limited infill (windfall) development within the settlement boundary before the end of the Plan period, it is unlikely that the local community will seek to plan for additional growth.</p> <p>Chapmanslade Church of England Primary School is already full in 4 out of 7 year groups and is forecast to remain on or near capacity for the remainder of the Plan period up to 2026. The school site is undersized and any further expansion is unlikely to be possible, Therefore, even if the environmental constraints could be mitigated, the site would only be suitable for a maximum of 20 dwellings.</p> <p>With regard to secondary school provision, Matravers (secondary and sixth form in Westbury) currently has some surplus places but these are expected to reduce over the next 10 years. The school could be expanded if necessary. Contributions towards education provision may be required in order for development to proceed.</p> <p>Bearing in mind the scale of likely environmental constraints, combined with the relative remoteness from village facilities, this site would not deliver sufficient benefits to warrant allocation.</p>
<b>Step 4</b>	
<p><b>Summary</b></p>	<p>Site 3203 is not favourably located at the very north-west edge of Chapmanslade, some distance from the village centre. Development of this site would extend the built form of Chapmanslade to the north-west and would be inconsistent with the existing built form in this area of the village.</p> <p>Development of the site would very likely have a detrimental ecological impact given the sites close proximity of the adjoining Black Dog Woods County Wildlife Site (comprising Ancient Woodland). Development would have a significant adverse effect on the landscape character of Chapmanslade and the setting of the Ancient Woodland.</p> <p>Development of this site would have considerable potential to result in several significant adverse impacts which would be very difficult to mitigate successfully. Consequently the net sustainability benefit of allocating this site for development is considered to be marginal, or minor at best.</p>

## Conclusion - selection of preferred sites

Table G.12 Conclusion - selection of preferred sites

Step 5					
<b>Fit with spatial strategy</b>	<p>The indicative residual requirement for housing in the area of search (Warminster Community Area Remainder) is 32 dwellings. There is one site at the large village of Chapmanslade which is suitable, available, achievable and deliverable.</p> <ul style="list-style-type: none"> <li>• Site 316 – Barters Farm, Chapmanslade</li> </ul> <p>Assessment of this site at Stage 4a Steps 1-4 (above) has concluded that the site could be allocated for up to 35 dwellings. This would effectively address the entire indicative housing requirement for the area.</p> <p>Alternative available sites at Codford, Corsley and Heytesbury have been assessed and no other sites can be considered at this stage, based on information available at the current time.</p>				
<b>Selection of preferred sites</b>	<p>There are two sites being considered within the Warminster Community Area Remainder. However, site 3203 is not considered suitable for development due to several potentially significant adverse impacts on the locality.</p> <p>The allocation of site 316 would align with the Area Strategy and contribute a modest amount of housing at Chapmanslade. Further assessment would be required for a number of on-site considerations, but overall the evidence indicates that adverse impacts can be mitigated.</p>				
<b>Preferred sites</b>	<p>One available and suitable site was identified for allocation in the Warminster Community Area Remainder at Chapmanslade.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Site name</th> <th style="width: 50%;">Approximate dwelling capacity</th> </tr> </thead> <tbody> <tr> <td>Barters Farm</td> <td style="text-align: center;">35</td> </tr> </tbody> </table>	Site name	Approximate dwelling capacity	Barters Farm	35
Site name	Approximate dwelling capacity				
Barters Farm	35				





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

For further information please visit the following website:

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