

Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report

ATKINS

Annex 1 A.1 Amesbury Community Area Remainder

Wiltshire Council

May 2018

ANNEX 1 - A.1 Amesbury Community Area Remainder

SITE OPTIONS ASSESSMENT TABLES

A.1. Amesbury Community Area Remainder

Amesbury Community Area Remainder - Stage 3 Site Assessment Tables

Sites considered in this Area of Search

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

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

None.

Shrewton

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

Site context

Site size: 19.27 ha Site capacity: approximately 289 dwellings

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

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

5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The site is very large and could notionally accommodate multifunctional green infrastructure, including corridors and incorporating/maintaining the tree-lined lane at northern boundary which could contribute to connectivity to wider landscape.
6. Ensure all new developments have regard to and protect BAP habitats/species?	The site has potential for calcareous grassland. Potentially mixed deciduous woodland on the site's northern boundary. Ecological assessment with appropriate, robust mitigation and enhancement strategies are likely to be required for this site to ensure appropriate regard to BAP habitats and species.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the River Avon SAC through increased water abstraction. Mitigation is not considered possible, consequently it will not be possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process; therefore it is recommended that options at the village are removed from the plan at this stage of the process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features but there is potentially deciduous woodland at the northern boundary.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. Appropriate assessment of the potential effects of recreational disturbance is required should the site be taken forward to the next stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	The site does not fall within one of the Council's current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).

Assessment outcome (on balance) - - -

SUMMARY OF SA OBJECTIVE 1

This very large site is on agricultural land, which generally has limited ecological value due to the nature of the land use. There is a moderate risk that much of the site

could support calcareous grassland and features at the boundaries such as hedgerows and trees may support protected species.

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

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

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

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

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site occupies a large track of land on the north-western edge of Shrewton which is a sustainable location for development in line with Core Policy 1 of the Wiltshire Core Strategy. Due to its extent the site is within varying walking/cycling distances to the centre of the village (300-1,100m) where the post office/food store is located. The school is approx. 250m away from the site (at its closest point). While residents may rely upon use of the private car to reach higher order services and facilities there is also a regular (hourly) bus service available to Salisbury from the centre of the village (40 min travel time).</p> <p>This is an extensive site and development would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Locating development in the eastern sector of the site would bring it closer to the village centre.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The development of the site for housing would take up greenfield land so re-use of previous developed land is not achievable.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>There is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. It is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
<p>4. Ensure the design and layout of new development supports</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team</p>

sustainable waste management?	
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence of ground contamination for this site.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be moderate.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 2	
<p>The site is undeveloped and located on the edge of a large village which is generally a sustainable location for limited growth in accordance with the Core Strategy. The site is extensive and its western sector is further away from the village. In general the development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Whilst this site option would result in undeveloped land being occupied by housing, the western part of the site is remote from the village with poor connections to Shrewton. This could be mitigated by concentrating development in the eastern sector of the site. Although the grade of agricultural land is not known, given the scale of development this could result in a moderate adverse effect if the land were BMV. On balance, moderate adverse impacts are likely on this objective and mitigation measures are considered problematic.</p>	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	Capacity appraisals need to be undertaken by Wessex Water in relation to both the supply of fresh water supply as well as foul drainage for which there is currently limited capacity. Additional development flows will exceed capacity at the treatment works. This is not likely to hinder the delivery of the site by 2026.
2. Ensure that essential water	In the light of capacity issues, suitable and timely investment would need to be agreed between the developer(s) and Wessex

<p>infrastructure is co-ordinated with all new development?</p>	<p>Water, particularly in relation to foul drainage. Investment into foul water infrastructure is likely to be required. There is limited capacity in local fresh water distribution mains. A capacity appraisal will be necessary to determine the scope of network reinforcements.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. Alternative harvesting systems such as underground tanks need to be explored in order to proactively manage surface water runoff from developments.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Investigation of on-site and off-site capacity to manage surface water/discharge to sewerage systems would need to be undertaken. There is limited capacity in local foul water systems which will require a capacity appraisal, and offsite connecting sewer.</p> <p>The site is within a sensitive groundwater area so will require testing and monitoring for at least 12 months to determine the level of ground water. While no absolute constraints have been identified it is important to note that the underlying chalk may be susceptible to seasonal groundwater levels. Monitoring of groundwater levels will be required to determine a suitable storm water disposal system which may have an impact on the size and area of development. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>The western half of the site is wholly within Groundwater Source Protection Zone (SPZ) 3, and partly within Zones 1 and 2.</p> <p>SPZ1 (inner protection zone) is defined as the 50-day travel time from any point below the water table to the abstraction source. This zone has a minimum radius of 50 metres. SPZ1 represents the immediate area around a borehole where remediation of pollution is unlikely to be achievable within available timescales, such as in less than 50 days. Therefore development would there may be a significant effect which would need mitigation; further advice would need to be sought from the Environment Agency.</p> <p>The site is within a sensitive groundwater area so will require testing and monitoring for at least 12 months to determine the level of ground water. While no absolute constraints have been identified it is important to note that the underlying chalk may be susceptible to seasonal groundwater levels. Monitoring of groundwater levels will be required to determine a suitable storm water disposal system which may have an impact on the size and area of development. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p> <p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p> <p>The site is in 60m proximity (at its closest point) to the River Till, which drains into the River Avon, so there is potential for</p>

	surface water pollution caused by surface water runoff.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon. Current public water abstraction at Shrewton is known to impact on flows in the River Till.
Assessment outcome (on balance) - - -	
SUMMARY OF SA OBJECTIVE 3	
<p>This is a very large site on the north western edge of Shrewton. The western half of the site is wholly within Source Protection Zone 3, and partly within Zones 1 and 2. Location within Source Protection Zone 1 in particular is considered to be a significant adverse effect. Groundwater monitoring and devising a suitable storm water disposal system would be required. Detailed site investigations and capacity appraisals for sewerage and fresh water connection to determine the required investment into network and treatment capacity improvements will also be required. Parts of the site are in close proximity to a watercourse (River Till SAC) which drains into River Avon, so there is potential for surface water pollution caused by surface water runoff. As the evidence currently does not rule out adverse effects on the River Avon/Till SAC due to water abstraction, a major adverse effect is envisaged on the aim of the SA Objective 3.</p>	
SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	
Decision Aiding Questions. Will the development site...	
1. Maintain and improve local air quality?	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. The development is within 200-1,100m of key services and facilities and therefore accessible by foot and cycle, although the western part of the site is located further away from the village. A bus service from the centre of the village enables travel to Salisbury on a regular basis during working hours. This could limit the extent of additional traffic emanating from the site.</p> <p>Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes</p>

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

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

change through sustainable building practices?	measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 5a</p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall and consequently a minor adverse effect is likely on the objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However the site lies approximately 40m to the west of the Flood Zone 2/3 associated with the River Till (at its closest point).</p> <p>However, any proposals for development of this site should be informed by a site specific flood risk assessment (FRA) as the site is greater than 1ha in size. As part of any assessment and drainage strategy for development, groundwater levels should be monitored in accordance with the Council's Groundwater Strategy. In addition, any drainage strategy for the development of the site should have regard to CIRIA guidance, Part E, Chapter 25.</p> <p>The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters;

	<ul style="list-style-type: none"> • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials)</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>The ability of any development to accommodate SuDS on site is currently unknown at this time in the light of geological conditions and the need for groundwater monitoring Mitigation could be problematic</p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p>The site falls within Flood Zone 1 but Flood Zones 2&3 lie within 40 and 60m respectively. Due to its size a Flood Risk Assessment will be required at application stage for this site.</p> <p>However, consideration would need to be given to the control/management of surface and groundwater having regard to factors such as local topography.</p> <p>There is a need for separate surface water outfalls as pre-requisite. There are downstream properties subject to sewer flood risk. Foul water system in the area is subject to groundwater induced sewer flooding.</p>
<p>5. Protect and enhance the natural function of floodplains?</p>	<p>In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 5b</p> <p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However the site is approximately 40m west of the Flood Zone 2/3 associated with the River Till at the closest point. There is also an area of Flood Zone 2/3 60m north of the site. Site investigations and monitoring will be required prior to devising appropriate solutions for surface water management given the underlying geology and topography of the site to protect people and properties from flooding, including lower-lying areas. Potential mitigation measures may include storm water tanks. There is a need for separate surface water outfalls as pre-requisite. There are downstream properties subject to sewer flood risk. Foul water system in the area is subject to groundwater induced sewer flooding. On the basis of the available evidence mitigation measures can be developed to address potentially significant effects on the objective arising from this site option but the topography of the site, especially in the areas closer to the village may make this more</p>	

problematic, so overall the effects on this objective are considered to be moderate adverse.	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site or Scheduled Monuments. Shrewton does not have a conservation area.
2. Ensure appropriate archaeological assessment prior to development?	A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating. As a (large) greenfield site, there may be potential for archaeological assets below ground. The archaeological potential of the site is medium/high and as a result an archaeological assessment will be required. On the basis of available evidence, any future planning applications on the site should be supported by an assessment to determine archaeological significance within the site.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing would deliver housing that could maintain and enhance local distinctiveness through high quality design. There is no Conservation Area at Shrewton.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no heritage sites identified being at risk.
6. Protect, manage and present the Stonehenge and Avebury WHS in	The site is not in proximity to these designations.

accordance with international obligations?	
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 6</p> <p>Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, WHSs, Scheduled Monuments or conservation areas.</p> <p>As a large greenfield site, there may be potential for archaeological assets below ground. The archaeological potential to be medium/high, and an archaeological assessment will be required. A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating.</p> <p>Overall the evidence suggests a minor adverse effect on this objective.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire’s rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the landscape character and scenic quality of the countryside?	<p>Based on the Landscape Character Assessment this site can be described as High Chalk Plain in good condition with strong strength of character. The strategy is to conserve the landscape character. The site falls into a Special Landscape Area. The site is sloping, with hedgerows and ecological destinations nearby. Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space.</p> <p>Inter-visibility is high and the site is visually sensitive (skyline). It is suggested to restrict housing to lower slopes closest to settlement and requirement for green infrastructure within housing layout to mitigate potential visual impacts.</p> <p>It is considered that housing development at this site would result in potential landscape and visual impacts. However they could be successfully mitigated with robust mitigation and enhancement strategies. If the site were to be developed, housing should be restricted to the lower slopes closest to the settlement and requirement for Green Infrastructure within housing layout to mitigate potential visual impacts.</p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green	If the site were to be developed, housing should be restricted to the lower slopes closest to the settlement and requirement for Green Infrastructure within housing layout to mitigate potential visual impacts.

Infrastructure Strategy?	
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ² ?	The site falls into a Special Landscape Area. Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space.
5. Protect rights of way, open space and common land?	A PRoW runs through the site which should be protected from development.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site does not fall into or impact onto the West Wiltshire Green Belt.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 7	
Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space. Inter-visibility is high and the site is visually sensitive (skyline). Housing should be concentrated on the lower slopes closest to settlement with a requirement for green infrastructure within housing layout to mitigate potential visual impacts. A PRoW runs through the site which should be protected from	

development.	
It is considered that housing development at this site would result in potential landscape and visual impacts. However they could be successfully mitigated with robust mitigation and enhancement strategies but this may ultimately require concentration of development in less sensitive sections of the site. On that basis, potentially significant effects could be mitigated in landscape terms and therefore the site option is considered to have minor adverse effects on this objective.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The whole SHLAA site provides capacity for up to approximately 289 residential units which contributes towards Wiltshire's housing targets. The site would be subject to an affordable housing requirement in line with local and national requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures which could contribute to affordable housing need identified in the local needs survey.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and housing market area (HMA) targeted needs given the site size and notional capacity which purely in land provision terms would provide sufficient flexibility.
4. Have regard to the settlement hierarchy?	The whole SHLAA site provides capacity for up to approximately 289 residential units. In accordance with local plan policy, the allocation and development of the site should appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. A lower number of units may have to be derived to account for mitigation measures identified in this assessment.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	On the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area to meet needs as the plan has been in abeyance up until very recently.
7. Provide for an adequate range of housing in rural areas, whilst avoiding	In accordance with national policy/local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities that is not being met by neighbourhood planning initiatives. The western part of the site would be

isolated dwellings?	remote from the village.
Assessment outcome (on balance) + + +	
SUMMARY OF SA OBJECTIVE 8	
<p>The whole SHLAA site provides capacity for up to approximately 289 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire’s housing targets, including affordable homes. Due to its overall capacity there remains sufficient flexibility to provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures. Overall the site would have a major positive effect on this objective; however mitigation measures identified in this assessment may result in a reduction of the overall site size and capacity.</p>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to consider the layout and design of neighbouring residential areas to achieve physical integration and create spaces which do not pose a potential danger for residents and visitors during day/night-time.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. The low density nature of neighbouring development may support this type of development on site and would need to be considered more holistically as part of a development proposal. The site is within 200-1,100m of village facilities which generally would encourage walking and cycling and a healthier lifestyle.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Core Policy 45 and 46 in the Core Strategy require development to respond to the changing needs of the population locally, including the needs of the elderly. Lifetime Homes for example could be integrated into the development alongside other types of properties needed locally as evidenced through the local housing needs survey. Overall the development could also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	In accordance with national policy/local plan policy, the site is sustainably located as there are 2 doctor’s surgeries in Shrewton. However NHS data suggests that there is a capacity gap at the local surgeries and would unlikely support development of 289 homes. Mitigation would be required to support additional patient demand.
5. Maximise opportunities within the	The site falls into LSOA 045D which is amongst the 20% least deprived neighbourhoods in the country. Development at this

most deprived areas?	site is not likely to have adverse impacts on deprivation in the local area but has the potential to have a positive impact by providing affordable housing where it is needed.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The village is serviced by a regular bus service to Salisbury. Part of the site lies adjacent to existing residential areas and if a reduced development was concentrated there it would not be isolated from the rest of the community. The western part of the site would be remote from the village and poorly accessible by walking/cycling so the eastern part would be better connected to the village. Proximity to the village centre would also enable people without access to the car to reach local services and bus stops on foot.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>Shrewton Primary School is currently full and forecast to remain so. The school site is small so it would not be possible to expand the school on its current site. However there is currently a nursery located into the school building. If this could be relocated the school could grow by one class (max 30 pupils). A maximum of 100 houses would be required in order for this solution to work. Evidence therefore suggests that additional development in the village would place significant burden on the local school/nursery. However, development may have the potential to assist in addressing existing infrastructure constraints. As such, by virtue of its size, the site may have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new nursery on part of the site.</p> <p>Amesbury Stonehenge School (Secondary) currently has some surplus places but the school will require expansion to cater for Military Basing, housing at Kings Gate and a rising demographic. The school could therefore be expanded further if necessary.</p>
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 9	
<p>The development itself could integrate measures to improve walking and cycling opportunities and promote design of buildings to meet the needs of the population. The development would also positively contribute to the low level of deprivation and could contribute to the extension of the school/relocation of the nursery. However, mitigation would be required in order to accommodate the increase in patient demand for health services. Overall, it is considered that the site option would have a minor adverse effect on this objective.</p>	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling	Additional internal space would be required to integrate schemes for example which encourage walking and cycling, and

accessibility through the use of developer contributions and site design?	residential areas with shared spaces between vehicles and pedestrians/cyclists. The low density nature of neighbouring development may support this type of development on site and would need to be considered more holistically as part of a development proposal. The centre of Shrewton is unsuitable to cater for significant residential development having very few footways, and poor roads for pedestrians to use.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Additional internal space would be required to integrate schemes for example which encourage walking and cycling, and residential areas with shared spaces between vehicles and pedestrians/cyclists.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	Development of the site may provide opportunities in general to improve cycling and walking routes to local services/facilities; but roads in Shrewton centre are generally not conducive to walking and cycling. While there is a regular bus service it is considered that residents will predominantly rely on the car.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 10	
The allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. School and GPs are within walking distance. Due to the size of the site it could facilitate walking/cycling infrastructure; however in general the centre of Shrewton is considered to be non-conducive to pedestrian traffic due to poor roads and few footways. The size of the development will generate minor additional vehicle movements on the local road network, especially through private car use. On balance the effects on the objective are considered to be moderately adverse since some aspects of mitigation could be problematic.	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.

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

Site S150 – Land north of the A360, Shrewton

Site context	
Site size: 10.3 ha Site capacity: approximately 156 dwellings	
This is an agricultural field to the south east of the settlement bordered by the A360 to the south, and open countryside on the other borders of the site. The site is located to the south east of the village from which it is separated by SHLAA site S151.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The site is on agricultural land, which generally has limited ecological value due to the nature of the land use, though the features at the boundaries such as hedgerows and trees may support protected species and should be retained. There are mature trees on the southern boundary and within the centre of the site. Ecological assessment and further details on the proposals will be required to accurately assess likely impacts. There is potential to create or enhance habitats through development of the site.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The site falls within the visitor catchment of the Salisbury Plain SPA and an appropriate assessment would be needed to understand the potential effects of recreational disturbance. The site falls within the River Avon catchment area. The River Avon/Till SSSI/SAC is approximately 200m south west of the site. The HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the River Avon SAC through increased water abstraction, particularly with regards to flow targets at the River Till. Mitigation is not considered possible, therefore it is not possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process. Consequently, this option should be rejected on these grounds.
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features. The site is in proximity to PRoW to the south-east which provides access to the countryside.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where	The site is on agricultural land, which generally has limited ecological value due to the nature of the land use, though the features at the boundaries such as hedgerows and trees may support protected species and should be retained. There are mature trees on the southern boundary and within the centre of the site. Ecological assessments and further details on the

necessary?	proposals will be required to accurately assess likely impacts and advise on corridors to be protected.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multifunctional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements as it is currently of relatively limited ecological value; taking into account some of the higher value features such as trees and hedgerows.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the River Avon SAC through increased water abstraction. Mitigation is not considered possible, consequently it will not be possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process; therefore it is recommended that options at the village are removed from the plan at this stage of the process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the 6.4km buffer zone of the Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required should the site be taken forward to the next stage of the site selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	The site does not fall within one of the Council's current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - - -	
SUMMARY OF SA OBJECTIVE 1	
The site is on agricultural land, which generally has limited ecological value due to the nature of the land use, though the features such as hedgerows and trees may	

support protected species And should be retained There are mature trees on the southern boundary and within the centre of the site.

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

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

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

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

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. However the edge of village location may require sensitive design to accommodate for the village/countryside transition as the land rises in north-south direction which would result in part of the development being in a prominent position at the approach to the village. In addition, the site is detached from the village and be comparatively isolated in the south-eastern part of Shrewton, with undeveloped fields to the north and east. At its closest point the post office and village shop are within 900m of the site and the school approximately 1,100m. The recreation ground and surgery are located further away. The nearest bus stop on Salisbury Road is approximately 600m away which provides access to Salisbury and Shrewton village centre.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>This is a greenfield site and therefore maximising reuse of previous developed land is not achievable.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</p> <p>The site is located on greenfield land and it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>

5. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team
6. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage of potential soil contamination.
7. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
8. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p>There is no evidence to suggest that appropriate density levels could not be achieved at this site although the topography will have to be considered when designing development. The site is not located on previously developed land; the site is greenfield and therefore would not require remediation. There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site however given the size of the site the impact on BMV, if present, is considered minor to negligible; and the site does not fall within a Mineral Safeguarding Area or safeguarding zone associated with waste developments.</p> <p>However the site is relatively isolated due to its location in the extreme south-east of Shrewton which reduces the site's physical connectivity to the village and its facilities/services, and public transport, and would result in a relatively isolated development surrounded by undeveloped land. Overall there would be a moderate adverse effect on this objective, given mitigation would be problematic.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased	Capacity appraisals need to be undertaken by Wessex Water in relation to both the supply of water as well as foul drainage for which there is currently limited capacity. Additional development flows will exceed capacity at the treatment works. This is

pressure on the sewerage network?	not likely to hinder the delivery of the site by 2026.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In the light of capacity issues, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water, particularly in relation to foul drainage. Investment into foul water infrastructure is likely to be required. There is limited capacity in local fresh water distribution mains. A capacity appraisal will be necessary to determine the scope of network reinforcements.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. Alternative harvesting systems such as underground tanks need to be explored in order to proactively manage surface water runoff from developments.
4. Consider the need for adequate provision of surface water and foul drainage?	<p>Investigation of on-site and off-site capacity to manage surface water/discharge to sewerage systems would need to be undertaken. There is limited capacity in local foul water systems which will require a capacity appraisal, and offsite connecting sewer.</p> <p>The site is within sensitive groundwater area so will require testing and monitoring for at least 12 months to determine the level of ground water. While no absolute constraints have been identified it is important to note that the underlying chalk may be susceptible to seasonal groundwater levels. Monitoring of groundwater levels will be required to determine a suitable storm water disposal system which may have an impact on the size and area of development. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p>
5. Protect, and where possible, improve surface, ground and drinking water quality?	<p>The site is not within a Source Protection Zone but is within a sensitive groundwater area. Monitoring of groundwater levels will be required to determine a suitable storm water disposal system which may have an impact on the size and area of development. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p> <p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p> <p>The site is in 220m proximity (at its closest point) to the River Till, which drains into the River Avon, so there is potential for surface water pollution caused by surface water runoff as the land slopes into that direction.</p>
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge	The site falls within the River Avon (Hampshire) catchment and lies within 220m of the River Till SAC. The site falls within the catchment of the Hampshire Avon. Current public water abstraction at Shrewton is known to impact on flows in the River Till.

<p>on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	
<p>Assessment outcome (on balance) - - -</p>	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p>The site is not within a Source Protection Zone but is within a sensitive groundwater area. Groundwater monitoring and devising a suitable storm water disposal system would be required. Detailed site investigations and capacity appraisals for sewerage and fresh water connection to determine the required investment into network and treatment capacity improvements will also be required. There is potential for surface water pollution caused by surface water runoff into the River Till. As the evidence currently does not rule out adverse effects on the River Avon/Till SAC due to water abstraction, major adverse effects are envisaged on the aim of SA Objective 3.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local traffic, which may impact on local air quality. The development is within 900-1,100m of key services and facilities (bus stop: 600m).</p> <p>Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes and landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. A noise assessment should be carried out</p>

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

SUMMARY OF SA OBJECTIVE 4

The site does not fall within a designated AQMA. Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips but a noise assessment should be carried out due to the impacts from car traffic. The fact that the site is relatively isolated and within approximately 1,000m to key services may not assist in reducing car traffic from the site. On balance it is considered that the potential effects on this objective are minor adverse.

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

Decision Aiding Questions. Will the development site...

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

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a

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

<p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall. On balance a minor adverse effect is envisaged on the objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is some 150m north of the Flood Zone 2/3 associated with the River Till but the land rises towards the candidate site. While the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses an investigation of off-site connection arrangements may need to be undertaken, particularly if such connections are identified as lying within critical flood zones.</p> <p>However, any proposals for development of this site should be informed by a site specific flood risk assessment (FRA) as the site is greater than 1ha in size. As part of any assessment and drainage strategy for development, groundwater levels should be monitored in accordance with the Council's Groundwater Strategy. In addition, any drainage strategy for the development of the site should have regard to CIRIA guidance, Part E, Chapter 25.</p> <p>The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials)</p>
<p>3. Promote provision of surface</p>	<p>The ability of any development to accommodate SuDS on site is currently unknown at this time in the light of geological</p>

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

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

need to be undertaken in support of any planning application.

There may be potential for archaeological assets below ground, the potential is low/medium. An archaeological assessment will be required at any subsequent planning application stage.

On balance, the effects of the development on the objective would be moderate adverse as mitigation may be problematic.

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

Decision Aiding Questions. Will the development site...

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

urban greenspace and the wider countryside for recreation?	
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ⁴ ?	The site falls into a Special Landscape Area. The site would avoid higher value landscape designations such as the AONB.
5. Protect rights of way, open space and common land?	There are no such designations at this location.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site does not affect the Green Belt.
Assessment outcome (on balance) - - -	
SUMMARY OF SA OBJECTIVE 7	
While the site is not within the AONB and could deliver green infrastructure It is considered that development at this site would result in irreversible landscape and visual impacts due to its prominence in the landscape and the presence of mature trees on site. It is considered that these impacts could not be successfully mitigated. Access to the wider countryside is considered poor. On that basis the development would likely result in a major adverse effect against SA Objective 7 since no satisfactory mitigation is possible.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types	

⁴ d AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The whole SHLAA site has capacity for up to approximately 156 residential units which contributes towards Wiltshire's housing targets. However, it should be noted that this number of dwellings could be reduced through the necessary mitigation set out in this assessment. The site would be subject to affordable housing requirements in local and national policy. Depending on the total number of dwellings agreed for the site it can be assumed that the site would provide an adequate supply of affordable housing.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures. In 2013, a Housing Needs Survey identified a minimum need over the next three years (to July 2016) for 12 subsidised rented dwellings and 4 shared ownership dwellings
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs given the site size and notional capacity which purely in land provision terms would provide sufficient flexibility. However the total developable area could be reduced given the constraints identified under other SA Objectives.
4. Have regard to the settlement hierarchy?	The whole SHLAA site provides capacity for up to approximately 156 residential units. In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations. A lower number of units may have to be derived to account for mitigation measures identified in this assessment.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	On the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area to meet needs as the plan has been in abeyance up until very recently.
7. Provide for an adequate range of housing in rural areas, whilst	While an adequate number of dwellings could be achieved by considering various mitigation measures the site is considered to be detached from the village especially if the SHLAA site to the north west remained undeveloped.

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

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

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

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

Site S151 – Land South of Nettley Farm, Shrewton

Site context	
Site size: 4.85 ha Site capacity: approximately 109 dwellings.	
This is an agricultural, greenfield site immediately south east of Shrewton. The A360 runs along the southern boundary of the site.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The development of the site for housing would have the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation. There is no evidence that the site hosts habitats which would be fragmented by development. The site is on agricultural land, which generally has limited ecological value due to the nature of the land use, though the features at the boundaries such as hedgerows and trees may support protected species and should be retained. An ecological assessment and further details on the proposals will be required however to accurately assess likely impacts. There is potential to create or enhance habitats through development of the site.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The site falls within the visitor catchment of the Salisbury Plain SPA and an appropriate assessment would be needed to understand the potential effects of recreational disturbance. The site also falls within the River Avon catchment area. The River Avon/Till SSSI/SAC is approximately 285m away from the site, separated from the site by development. The HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the River Avon SAC through increased water abstraction, particularly with regards to flow targets at the River Till. Mitigation is not considered possible, therefore it is not possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process. Consequently, this option should be rejected on these grounds.
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features. The site is in proximity to a PRoW to the south-east which provides access to the countryside.
4. Require protection and provision of green corridors and river corridors,	The site is on agricultural land, which generally has limited ecological value due to the nature of the land use, though the features at the boundaries such as hedgerows and trees may support protected species and should be retained. Full ecological

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

Assessment outcome (on balance) - - -

SUMMARY OF SA OBJECTIVE 1

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

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

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

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

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

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. However the edge of village location may require sensitive design to accommodate for the village/countryside transition as the slopes which may result in part of the development being in a prominent position at the approach to the village. At its closest point the post office and village shop are within 600m of the site and the school approximately 700m. The recreation ground and surgery are located further away. The nearest bus stop on Salisbury Road is approximately 300m away which provides access by bus to Salisbury and Shrewton village centre.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>This is a greenfield site and therefore maximising reuse of previously developed land is not achievable.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</p> <p>The site is located on greenfield land, and it is considered unlikely that remediation measures would be required in order to</p>

	facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage of potential soil contamination.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 2	
<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. However the edge of village location may require sensitive design to accommodate for the village/countryside transition. The site is on the edge of the village adjacent to residential areas. It lies within 600m of the village core including the school which is a reasonable distance. There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible. The site is not located on previously developed land; the site is greenfield and therefore would not require remediation. On balance the site option would have a minor adverse effect on the objective as it would result in development of a greenfield site for housing.</p>	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	

<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>Capacity appraisals need to be undertaken by Wessex Water in relation to both the supply of water as well as foul drainage for which there is currently limited capacity. Additional development flows will exceed capacity at the treatment works. This is not likely to hinder the delivery of the site by 2026.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In the light of capacity issues, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water, particularly in relation to foul drainage. Investment into foul water infrastructure is likely to be required. There is limited capacity in local fresh water distribution mains. A capacity appraisal will be necessary to determine the scope of network reinforcements.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. Alternative harvesting systems such as underground tanks need to be explored in order to proactively manage surface water runoff from developments.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Investigation of on-site and off-site capacity to manage surface water/discharge to sewerage systems would need to be undertaken. There is limited capacity in local foul water systems which will require a capacity appraisal, and offsite connecting sewer. Highway drainage is at capacity so no connections are available.</p> <p>The site is within a sensitive groundwater area so will require testing and monitoring for at least 12 months to determine the level of ground water. While no absolute constraints have been identified it is important to note that the underlying chalk may be susceptible to seasonal groundwater levels. Monitoring of groundwater levels will be required to determine a suitable storm water disposal system which may be problematic to mitigate and have an impact on the size and area of development. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>The site not within a Source Protection Zone but is within a sensitive groundwater area. Monitoring of groundwater levels will be required to determine a suitable storm water disposal system which may be problematic to mitigate and have an impact on the size and area of development. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p> <p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p> <p>The site is in 285m proximity (at its closest point) to the River Till, which drains into the River Avon, so there is potential for</p>

	surface water pollution caused by surface water runoff as the land slopes into that direction.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the River Avon (Hampshire) catchment and lies within 220m of the River Till SAC. The site falls within the catchment of the Hampshire Avon. According to the HRA Screening current public water abstraction at Shrewton is known to impact on flows in the River Till.
Assessment outcome (on balance) - - -	
SUMMARY OF SA OBJECTIVE 3	
The site is not within a Source Protection Zone; therefore it is unlikely that there would be any significant effect. The site falls within the River Avon (Hampshire) catchment and lies within 285m of the River Till SAC. Given the notional site capacity development careful consideration would need to be given to impact of water usage and discharge on biodiversity. Given the capacity of the site, development would lead to a limited increase in demand for water. Overall the evidence suggests that investments in water infrastructure/sewerage/storage are necessary, subject to agreement/consent with relevant undertakers, to develop the site some of which could be problematic. The site falls also within the River Avon (Hampshire) catchment. According to the HRA Screening current public water abstraction at Shrewton is known to impact on flows in the River Till. Development of the site would therefore have a major adverse effect on SA Objective 3.	
SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	
Decision Aiding Questions. Will the development site...	
1. Maintain and improve local air quality?	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. It is recognised that the development is within 700m of key services and facilities. A bus stop exists and can be reached within 300m. Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes and may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to</p>

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

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

4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 5a</p> <p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices.</p> <p>However, the effect of the development of this site will be to increase greenhouse gas emissions overall resulting in a minor adverse effect on this objective.</p>	
<p>SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. While the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses an investigation of off-site connection arrangements may need to be undertaken, particularly if such connections are identified as lying within critical flood zones.</p> <p>However, any proposals for development of this site should be informed by a site specific flood risk assessment (FRA) as the site is greater than 1ha in size. As part of any assessment and drainage strategy for development, groundwater levels should be monitored in accordance with the Council's Groundwater Strategy. In addition, any drainage strategy for the development of the site should have regard to CIRIA guidance, Part E, Chapter 25.</p> <p>The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters;

	<ul style="list-style-type: none"> • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials)</p>
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The ability of any development to accommodate SuDS on site is currently unknown at this time in the light of geological conditions and the need for groundwater monitoring. Mitigation could be problematic.
4. Minimise the risk of flooding to people and property (new and existing development)?	<p>The site falls within Flood Zone 1. Due to its size a Flood Risk Assessment will be required at application stage for this site.</p> <p>However, consideration would need to be given to the control/management of surface and groundwater having regard to factors such as local topography. There are downstream properties subject to sewer flood risk. Foul water system in the area is subject to groundwater induced sewer flooding.</p>
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 5b	
<p>The site is located within Flood Zone 1 but while flooding from watercourse is deemed unlikely, investment into surface water mitigation measures will be required as the underlying geology is likely to prevent the implementation of SuDS. Investigation of off-site connection arrangements may need to be undertaken, particularly if such connections are identified as lying within critical flood zones. The topography of the site may also play a role – the land slopes and the potential of surface water run-off to lower-lying areas would have to be investigated. There are downstream properties subject to sewer flood risk. Foul water system in the area is subject to groundwater induced sewer flooding. The site would require planning application for comprehensive development to be supported by a Flood Risk Assessment. On balance it is considered that mitigation measures could potentially be problematic to mitigate. Overall the development would likely result in moderate adverse effects on this objective.</p>	

SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	There are a number of listed buildings to the south west of the site, separated by the A360. Development of the site may affect the setting of these assets and their significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are unlikely but in the event they arise, they would seem capable of mitigation. There is no conservation area in Shrewton.
2. Ensure appropriate archaeological assessment prior to development?	A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating. As a greenfield site, there may be potential for archaeological assets below ground which may require further evaluation and mitigation. A high level archaeological assessment has been carried out which considers the archaeological potential to be medium/high, but that further archaeological assessment will be required at application stage.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented. In accordance with legislation and national policy/local plan policy, the development of the site would promote the re-use of historical / locally significant buildings.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing would deliver housing that could maintain and enhance local distinctiveness through high quality design. There is no Conservation Area at Shrewton.
5. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not in proximity to the Stonehenge and Avebury WHS
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 6	

A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating. Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site, Scheduled Monuments or conservation areas. However, there are a number of listed buildings to the south west of the site – the setting and significance of which may be affected by development at this site, hence a Heritage Impact Assessment would need to be undertaken in support of any planning application. As a greenfield site, there may be potential for archaeological assets below ground. The archaeological potential is medium/high, and therefore an archaeological assessment will be required at any subsequent planning application stage. On balance it is considered that the site would likely have a minor adverse effect on this objective and mitigation is achievable.

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

Decision Aiding Questions. Will the development site...

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The Landscape Character Assessment defines this area as High Chalk Plain in good condition, with strong strength of character. The strategy is to conserve the landscape character. The site falls into a Special Landscape Area. Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space. The site is located at the urban fringe, is sloping, and has a medium inter-visibility. It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. If the site were to be developed then there should be a requirement for Green Infrastructure within the housing layout to mitigate potential visual impacts.</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure. If the site were to be developed then there should be a requirement for Green Infrastructure within the housing layout to mitigate potential visual impacts.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to</p>	<p>The site is abutted by private land with no PRoW which would prevent access to the wider countryside.</p>

urban greenspace and the wider countryside for recreation?	
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ⁶ ?	The site falls into a Special Landscape Area. The site does not fall within higher value designations such as the AONB.
5. Protect rights of way, open space and common land?	There are no such designations at this location.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	In accordance with national policy/local plan policy, the development of the site would not lead to a reduction in the openness of the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 7	
Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space. The site is located at the urban fringe, is sloping, and has a medium inter-visibility. It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. If the site were to be developed then there should be a requirement for Green Infrastructure within the housing layout to mitigate potential visual impacts. The site development would not affect rights of way, open space and common land but the site is abutted by private land with no PRow which would prevent access to the wider countryside. Overall	

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

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

Decision Aiding Questions. Will the development site...

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

Assessment outcome (on balance) + + +

SUMMARY OF SA OBJECTIVE 8

The whole SHLAA site provides capacity for up to approximately 109 residential units (though this may be reduced through the mitigation set out in this assessment), which contributes towards Wiltshire’s housing unit targets. The site option would have a major positive effect on this objective.

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

Decision Aiding Questions. Will the development site...

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to consider the layout and design of neighbouring residential areas especially to the east to achieve physical integration and create spaces which do not pose a potential danger for residents and visitors during day/night-time.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This would need to be considered more holistically as part of a development proposal. The site is within 700m of village facilities such as the shop/post office, and the school.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire. Core Policy 45 and 46 in the Core Strategy require development to respond to the changing needs of the population locally, including the needs of the elderly. Lifetime Homes for example could be integrated into the development alongside other types of properties needed locally as evidenced through the local housing needs survey. Overall the development could also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	In accordance with national policy/local plan policy, the site is sustainably located as there are two doctor’s surgeries in Shrewton. However NHS data suggests that there is a capacity gap at the local surgeries and mitigation will be required to increase patient demand.
5. Maximise opportunities within the most deprived areas?	The site falls into LSOA 045D which is amongst the 20% least deprived neighbourhoods in the country. Development at this site is not likely to have adverse impacts on deprivation in the local area but has the potential to have a positive impact by providing affordable housing where it is needed.

6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is considered to be situated at the south-eastern edge of the village with facilities located within 700m. The village is serviced by a regular bus service to Salisbury and the nearest bus stop is approximately 300m away on Salisbury Road.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>Shrewton Primary School is located approximately 700m away from the site. The school is currently full and forecast to remain so. The school site is small so it would not be possible to expand the school on its current site. However there is currently a nursery located into the school building. If this could be relocated the school could grow by one class (max 30 pupils). A maximum of 100 houses would be required in order for this solution to work. Evidence therefore suggests that additional development in the village would place significant burden on the local school/nursery. However, an appropriate level of development may have the potential to assist in addressing existing infrastructure constraints. As such, by virtue of its size, the site may have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new nursery on part of the site.</p> <p>Amesbury Stonehenge School (Secondary) currently has some surplus places but the school will require expansion to cater for Military Basing, housing at Kings Gate and a rising demographic. The school could therefore be expanded further if necessary.</p>
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 9</p> <p>The site could assist in mitigating demands in respect of primary education through facilitating the relocation of the nursery. Mitigation could also be required in respect of health facilities in order to respond to an increase in patient demand. On balance the site option is considered to have a minor adverse effect on this objective.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Increase walking and cycling accessibility through the use of developer contributions?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could potentially provide opportunities to improve cycling and walking routes to local services/facilities/employment.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Local Transport Plan policies, the site would have the potential to incorporate new cycling infrastructure as well as create links to existing cycling infrastructure.

3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is located to the south east of the Large Village of Shrewton. The site is 700m from the services and amenities in Shrewton, and would abut residential areas at its northern boundary. There is limited probability of reducing out-commuting given the limited employment offer at Shrewton and the need to travel to other higher order settlements to access employment. A bus service is available on Salisbury Road (300m) which would enable access to Salisbury City Centre within approx. 40 minutes. A bus service is available at the village centre which would enable access to Salisbury City Centre within approx. 40 minutes but no footways/crossings exist to enable residents to access the bus stops for example at Salisbury Road.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 10</p> <p>The site is located to the south east of the Large Village of Shrewton. The site is within 700m from the services and amenities in Shrewton, and lies adjacent to existing residential areas. The site would access directly onto the A360 which has no footways in this sector something which would result in poor connectivity for non-car users. A crossing may have to be provided. The village is serviced by the Salisbury Reds Bus (2) route but this is hard to reach from the site. Mitigation measures to improve walking and cycling opportunities may prove problematic. For those reasons the effects on this objective would be moderate adverse.</p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Shrewton.
Assessment outcome (on balance) + + +	

SUMMARY OF SA OBJECTIVE 11	
Development will increase the local population, could contribute to the local economy through use of local shops and services and help to vitalise the village centre. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. It is expected that development in this location would support the viability of local services, facilities and businesses of Shrewton. Overall it is considered that it is likely that there would be no adverse effect and development will have major benefits against this objective.	
SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce	
Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. In addition, there are no employment areas in Shrewton whose vitality and viability could be protected and enhanced by development. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the wider community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away.
Assessment outcome (on balance) +	
SUMMARY OF SA OBJECTIVE 12	
The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on SA Objective 12.	

Site S152 – Land at Rollestone Manor Farm, Shrewton

Site context

<p>Site size: 0.28ha Site capacity: approximately 8 dwellings</p> <p>Small site on edge of the settlement. Immediately adjacent to listed building so likely to be significant historic impact concerns. Good vehicular access directly onto A360 but site is relatively isolated from amenities in the village.</p>	
<p>SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>This is a small grassed / hard standing site, which is unlikely to have any ecological value. The evidence base indicates there are few or no ecological issues in relation to this site. However, the precautionary principle must be applied and an ecological assessment at site level to support individual planning applications will be required.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The development of the site for housing would be unlikely to lead to adverse impacts on designated and non-designated biodiversity interests within the local area, though ecological assessment would be required.</p> <p>The site also falls within the River Avon catchment area. The River Avon/Till SSSI/SAC is also close by. The HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the River Avon SAC through increased water abstraction, particularly with regards to flow targets at the River Till. Mitigation is not considered possible, therefore it is not possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process. Consequently, this option should be rejected on these grounds.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>The site is very small and once developed there would be no or very little potential for this on site. However the site is in proximity to PRoWs to the south-east which provide access to the countryside.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>The site is very small and once developed there would be no or very little potential for this on site.</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<p>The site is very small and once developed there would be no or very little potential for this on site.</p>

6. Ensure all new developments have regard to and protect BAP habitats/ species?	This is a small grassed / hard standing site, which is unlikely to have any ecological value.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the River Avon SAC through increased water abstraction. Mitigation is not considered possible, consequently it will not be possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process; therefore it is recommended that options at the village are removed from the plan at this stage of the process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. Further assessment of the potential effects of recreational disturbance is required.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	The site does not fall within one of the Council's current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).

Assessment outcome (on balance) - - -

SUMMARY OF SA OBJECTIVE 1

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

The site is closely located to and within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the

<p>settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process.</p> <p>In the light of the adverse effects considered likely on the River Avon SAC through water abstraction and the inability to mitigate for this, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is very small and has capacity for 8 dwellings. Development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. However the site is located approx. 1,000m away from the village core (including school, shop, post office) and 600m from the bus stop.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The site constitutes grassland with some hard standing. The development of the site for housing would not maximise the potential of previously developed land in line with local plan and national policy.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</p> <p>The site is located on greenfield land and it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
<p>5. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
<p>6. Protect and enhance soil quality?</p>	<p>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence of soil contamination on this site.</p>
<p>7. Protect the best and most versatile agricultural land?</p>	<p>There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.</p>

<p>8. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?</p>	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
<p>Assessment outcome (on balance) -</p>	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p>The site is not located on previously developed land; the site is greenfield and therefore would be unlikely to require remediation. The site is unlikely to comprise high quality agricultural land, however in the event it was based on the scale and location of the site any loss would be minor to negligible. The site is not located within a Mineral Safeguarding Area so not sterilisation of viable mineral resources will occur. The distance to local services and public transport may discourage residents to walk/cycle although alternative (safe) routes are available in principle. Hence the effects of this site option would be minor adverse on this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>Capacity appraisals need to be undertaken by Wessex Water in relation to both the supply of water as well as foul drainage for which there is currently limited capacity. Additional development flows will exceed capacity at the treatment works. This is not likely to hinder the delivery of the site by 2026.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In the light of capacity issues, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water, particularly in relation to foul drainage. Investment into foul water infrastructure is likely to be required. There is limited capacity in local fresh water distribution mains. A capacity appraisal will be necessary to determine the scope of network reinforcements.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. Alternative harvesting systems such as underground tanks need to be explored in order to proactively manage surface water runoff from developments.</p>
<p>4. Consider the need for adequate provision of surface water and foul</p>	<p>Investigation of on-site and off-site capacity to manage surface water/discharge to sewerage systems would need to be undertaken. There is limited capacity in local foul water systems which will require a capacity appraisal, and offsite connecting</p>

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

Decision Aiding Questions. Will the development site...	
<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to result in a limited increase in local commuter traffic, which may impact on local air quality. However, it is recognised that the development is within approx. 1,000m of key services and facilities and therefore not easily accessible by foot and bicycle. A bus stop exists within approx. 600m (Salisbury Rd). This could help limit the extent of additional traffic emanating from the site but residents may feel discouraged by the distance to the bus stop.</p> <p>Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes and may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. A road traffic noise assessment will be required.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality</p>

other particulates?	would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
4. Seek to reduce development in or near to AQMAs ⁷ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on the SAC. Where necessary, air quality strategies will be developed and implemented in accordance with Wiltshire Core Strategy Core Policy 55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on the SAC. Where necessary, air quality strategies will be developed and implemented in accordance with Wiltshire Core Strategy Core Policy 55 to address environmental impacts.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 4	
The site does not fall within a designated AQMA. Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips but the level of development is very modest so effects are not considered to be significant based on the available evidence. A road traffic noise assessment will be required. Overall it is considered that the effects of the	

development on the objective are minor adverse as mitigation measures can be developed to limit the effects on air quality from the development.

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

Decision Aiding Questions. Will the development site...

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

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a

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

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

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

Decision Aiding Questions. Will the development site...	
<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. While the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses an investigation of off-site connection arrangements may need to be undertaken, particularly if such connections are identified as lying within critical flood zones.</p> <p>However, any proposals for development of this site should be informed by a site specific flood risk assessment (FRA) as the site is greater than 1ha in size. As part of any assessment and drainage strategy for development, groundwater levels should be monitored in accordance with the Council's Groundwater Strategy. In addition, any drainage strategy for the development of the site should have regard to CIRIA guidance, Part E, Chapter 25.</p> <p>The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and spaces (general design and robust materials)</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>The ability of any development to accommodate SuDS on site is currently unknown at this time in the light of geological conditions and the need for groundwater monitoring, mitigation could be problematic</p>
<p>4. Minimise the risk of flooding to people and property (new and</p>	<p>The site falls within Flood Zone 1. However, consideration would need to be given to the control/management of surface and groundwater. There are downstream properties subject to sewer flood risk. Foul water system in the area is subject to</p>

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

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

2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	The site is very small and once developed there would be no or very little potential for this on site.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The site is located near public footpaths into the wider countryside to the south-east which would enable access to the countryside.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ⁸ ?	The site falls into a Special Landscape Area. The site is not located within higher value landscape designations such as the AONB.
5. Protect rights of way, open space and common land?	There would be no effect on PRowWs, open space and common land. The site lies adjacent to a listed building which is covered under Objective 6.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not in or adjacent to the Green Belt.
Assessment outcome (on balance) -	

SUMMARY OF SA OBJECTIVE 7

Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space. It is considered that housing development at this site would result in potential landscape and visual impacts that could be successfully mitigated with robust mitigation and enhancement strategies. On that basis it is considered that the site option would have a minor adverse effect on this objective.

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

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply housing in accordance with national policy and local plan policy requirements but due to the site capacity the contribution would be relatively modest and affordable housing provision will be unlikely given the confirmed government policy and guidance.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site could deliver high quality, sustainable homes but affordable housing is unlikely to be provided.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would boost housing supply to meet local and HMA targeted needs but overall capacity is relatively modest. The site could notionally make a modest contribution to meeting the requirements in the community area; but affordable housing is unlikely to come forward on this site.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	On the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area to meet needs as the plan has been in abeyance up until very recently.
7. Provide for an adequate range of	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality,

housing in rural areas, whilst avoiding isolated dwellings?	sustainable homes although affordable housing is unlikely to be provided. The site is close to existing residential development on the edge of Shrewton. However the distance to local facilities (1,000m) may discourage residents to walk/cycle.
Assessment outcome (on balance) +	
<p>SUMMARY OF SA OBJECTIVE 8</p> <p>The site could provide approximately 8 residential dwellings which would aid in delivering Wiltshire’s housing targets, but the development would unlikely deliver affordable housing. The contribution to housing supply is therefore limited and the positive effect of this is also somewhat diminished by the distance of the site to local services/facilities. On that basis the effects on this objective are considered to be minor positive.</p>	
<p>SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to consider the layout and design of neighbouring residential areas especially to the east to achieve physical integration and create spaces which do not pose a potential danger for residents and visitors during day/night-time.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This would need to be considered more holistically as part of a development proposal. The site is within 1,000m of village facilities such as the shop/post office, and the school. This may not result in trips undertaken on foot or by bicycle and increase the likelihood that residents use the private car.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire. Core Policy 45 and 46 in the Core Strategy require development to respond to the changing needs of the population locally, including the needs of the elderly. Lifetime Homes for example could be integrated into the development alongside other types of properties needed locally as evidenced through the local housing needs survey. Overall the development could also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	In accordance with national policy/local plan policy, the site is within 1,200m of two doctor’s surgeries which are most likely to be accessed by car. NHS data suggests that there is a capacity gap at the local surgeries and mitigation measures will be required to increase patient demand.

5. Maximise opportunities within the most deprived areas?	The site falls into LSOA 045D which is amongst the 20% least deprived neighbourhoods in the country. Development at this site is not likely to have adverse impacts on deprivation in the local area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is considered to be detached from the village centre and has poor connectivity to the rest of the settlement including services and facilities, which would likely to be reached by car. The village is serviced by a regular bus service to Salisbury but the nearest bus stop is approximately 600m away.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>Shrewton Primary School is located approximately 1,000m away from the site. The school is currently full and forecast to remain so. The school site is small so it would not be possible to expand the school on its current site. However there is currently a nursery located into the school building. If this could be relocated the school could grow by one class (max 30 pupils). A maximum of 100 houses would be required in order for this solution to work. Evidence suggests that additional development in the village would place significant burden on the local school/nursery. However, an appropriate level of development may have the potential to assist in addressing existing infrastructure constraints. As such, by virtue of its size, the site may not have the potential to accommodate more than just housing. If allocated, consideration could therefore not be given to the potential for co-locating a new nursery on part of the site.</p> <p>On the other hand the demand for new places from this relatively small development (8 dwellings) would be very low.</p> <p>Amesbury Stonehenge School (Secondary) currently has some surplus places but the school will require expansion to cater for Military Basing, housing at Kings Gate and a rising demographic. The school could therefore be expanded further if necessary.</p>
Assessment outcome (on balance) - - -	
SUMMARY OF SA OBJECTIVE 9	
<p>The site can notionally contribute to meeting the changing needs of the population and design options could generally devised to consider the requirements for reducing crime or healthy lifestyles. However the site is within 1,000m to the services and facilities provided by the village as well as the recreation ground which may be of disadvantage for residents with no access to the private car. The local bus stops are within 600m distance which may prove discouraging for residents. Mitigation would be required to accommodate patient demand for the doctor's surgery. The primary school is full and does not have capacity to expand without the relocation of the nursery to a site much larger than this one. On balance the effects are considered to be major adverse against the aim of this objective.</p>	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	

1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site could provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has an existing link onto the A360 but the A360 has no dedicated footway in this sector and alternative routes would have to be used for example via Rollestone Road. The centre of Shrewton is unsuitable to cater for significant residential development having very few footways, and poor roads for pedestrians to use; however, this development is relatively minor and would generate only a limited amount of pedestrian traffic.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Additional space would be required to integrate schemes for example which encourage walking and cycling such as residential areas with shared spaces between vehicles and pedestrians/cyclists. The size of the site may prove to be too restricted to enable this. The adjacent A360 would require improvements to enable residents to safely access the village on foot/by bike or alternative routes would have to be used for example via Rollestone Road.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The village is serviced by the Salisbury Reds Bus (2) route. The nearest bus stop lies within 600m. Given the limited services within Shrewton it is however likely that residents would be reliant on the use of a private vehicle to access higher order settlements and their services/facilities.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 10</p> <p>The site is located on the south eastern fringe of the large village of Shrewton and is considered to be remote from the village core including services and facilities. The site would likely access onto Rollestone Road which has an existing link onto the A360. The overall effects are considered to be moderate adverse on this objective due to the general location of the site in relation to essential services and facilities in the village.</p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.

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

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

Site context	
Site size: 13.35 ha Site capacity: approximately 200 dwellings	
Site consists of one large agricultural green field and part of an adjoining large agricultural greenfield. The site is located to the north east of the settlement. The site is bordered by London Road (B3086) to the north, some housing to the north east, open countryside to the south and surroundings and the main settlement of Shrewton to the west.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The site is on agricultural land, which generally has limited ecological value due to the nature of the land use. Local species records include badger, bat species and bird accordingly an ecological assessment and further details on the proposals will be required to accurately assess likely impacts. There is potential to create or enhance habitats through development of the site.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The site falls within the visitor catchment of the Salisbury Plain SPA and an appropriate assessment would be needed to understand the potential effects of recreational disturbance. The site also falls within the River Avon catchment area. The River Avon/Till SSSI/SAC is approximately 300m west of the site. The HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the River Avon SAC through increased water abstraction, particularly with regards to flow targets at the River Till. Mitigation is not considered possible, therefore it is not possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process. Consequently, this option should be rejected on these grounds.
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated and non-designated biodiversity features. The site lies adjacent to Nett Road which is a secondary wildlife corridor and should be enhanced.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors. The site lies adjacent to Nett Road which is a secondary wildlife corridor and this feature should be enhanced.

5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure.
6. Ensure all new developments have regard to and protect BAP habitats/species?	Based on the findings of ecological assessments and in accordance with local plan policy and biodiversity targets, the development of the site for housing would need to be capable of delivering biodiversity improvements.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the River Avon SAC through increased water abstraction. Mitigation is not considered possible, consequently it will not be possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process; therefore it is recommended that options at the village are removed from the plan at this stage of the process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features but there is potentially deciduous woodland at the northern boundary.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. Appropriate assessment of the potential effects of recreational disturbance is required should the site be taken forward to the next stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	The site does not fall within one of the Council's current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - - -	
SUMMARY OF SA OBJECTIVE 1	
The site is on agricultural land, which generally has limited ecological value due to the nature of the land use, protected species may be present on site.	
The site falls within the visitor catchment of the Salisbury Plain SPA, appropriate assessment would be required in order to assess potential effects from recreational	

disturbance.

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

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

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

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site occupies a large track of land on the north-western edge of Shrewton which in principle is a sustainable location for development in line with Core Policy 1 of the Wiltshire Core Strategy. The centre of the village is approx. 1,000m away from the site but distances vary due to site size. Residents may predominantly rely upon use of the private car to reach higher order services and facilities there is also a regular (hourly) bus service available to Salisbury from the centre of the village (40 min travel time).</p> <p>This is an extensive site and development would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The site is not located on previously developed land; the site is greenfield.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</p> <p>The site is located on greenfield land and it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team</p>

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

	reinforcements.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. Alternative harvesting systems such as underground tanks need to be explored in order to proactively manage surface water runoff from developments.
4. Consider the need for adequate provision of surface water and foul drainage?	<p>Investigation of on-site and off-site capacity to manage surface water/discharge to sewerage systems would need to be undertaken. There is limited capacity in local foul water systems which will require a capacity appraisal, and offsite connecting sewer. Highway drainage is at capacity so no connections are available.</p> <p>The site is within a sensitive groundwater area so will require testing and monitoring for at least 12 months to determine the level of ground water. While no absolute constraints have been identified it is important to note that the underlying chalk may be susceptible to seasonal groundwater levels. Monitoring of groundwater levels will be required to determine a suitable storm water disposal system which may be problematic to mitigate and could have an impact on the size and area of development. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p>
5. Protect, and where possible, improve surface, ground and drinking water quality?	<p>The site is not within a Source Protection Zone but is within an area with groundwater sensitivities. Monitoring of groundwater levels will be required to determine a suitable storm water disposal system which may have an impact on the size and area of development. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p> <p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p> <p>The site is in 330m proximity (at its closest point) to the River Till, which drains into the River Avon, so there may be potential for surface water pollution caused by surface water runoff as the land slopes into that direction.</p>
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site falls within the catchment of the Hampshire Avon. Current public water abstraction at Shrewton is known to impact on flows in the River Till.

Assessment outcome (on balance) - - -

SUMMARY OF SA OBJECTIVE 3

This is a very large site on the north eastern edge of Shrewton. Groundwater monitoring will be required in addition to detailed site investigations and capacity appraisals for sewerage and fresh water connection to determine the required investment into network and treatment capacity improvements, to the satisfaction of Wessex Water. There is potential for surface water pollution caused by surface water runoff. The HRA Screening determined that current public water abstraction at Shrewton is known to impact on flows in the River Till. Overall, there would be major adverse effects on this objective given the absence of satisfactory mitigation measures.

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

Decision Aiding Questions. Will the development site...

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

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

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 4

The site does not fall within a designated AQMA. Development of up to 200 dwellings is likely to increase local traffic, which may adversely affect air quality. The Packway (B3086) is a known diversion route ('rat run') which suffers from peak hour diversionary flow from Stonehenge via single carriageway. Measures must be implemented to mitigate emission levels in line with the council's policies and Air Quality Strategy Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips. In addition, noise from MOD activity is likely to be a relevant issue therefore a noise assessment will be required. The centre of the village is approx. 1,000m away from the site but distances vary due to site size. Residents may predominantly rely upon use of the private car to reach higher order services and facilities there is also a regular (hourly) bus service available to Salisbury from the centre of the village (40 min travel time). Mitigation measures can be devised such as engineering solutions; and traffic management, so the effects on the objective are considered to be minor adverse against the aim of this objective.

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

Decision Aiding Questions. Will the development site...

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

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a

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

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

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

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is some 250m east of the Flood Zone 2/3 associated with the River Till. An FRA will be required for this site.</p> <p>As part of any assessment and drainage strategy for development, groundwater levels should be monitored in accordance with the Council’s Groundwater Strategy. In addition, any drainage strategy for the development of the site should have regard to CIRIA guidance, Part E, Chapter 25.</p> <p>The location and design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as designing to prevent overheating, for heat resistant landscaping, for more resilient foundations, for drought resistant planting and for generally more resilient buildings and</p>

	spaces (general design and robust materials)
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	The ability of any development to accommodate SuDS on site is currently unknown at this time in the light of geological conditions and the need for groundwater monitoring. Mitigation could be problematic
4. Minimise the risk of flooding to people and property (new and existing development)?	The site falls within Flood Zone 1. However, consideration would need to be given to the control/management of surface and groundwater. There are downstream properties subject to sewer flood risk. Foul water system in the area is subject to groundwater induced sewer flooding. Highway sewers are at capacity and there are no connections available.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 5b	
The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However the site is approximately 250m east of Flood Zone 2/3 associated with the River Till. There are downstream properties subject to sewer flood risk. Foul water system in the area is subject to groundwater induced sewer flooding and highway connections are at capacity. On the basis of the available evidence mitigation measures could be problematic given ground conditions. Overall the effects would be moderate adverse against this objective.	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	To the east of the site, beyond Middle Farm, lie a number of Scheduled Monuments and further to the east lies to the western boundary of the Stonehenge component of the Stonehenge, Avebury & Associated Sites World Heritage Site (WHS). All of these assets have the potential to be visually impacted by development at the site, which in some cases could result in harm to the significance of a designated asset by diminishing its setting. Accordingly a Heritage Impact Assessment would be required to be undertaken to determine any impacts and mitigation measures that may be required. A high level historic landscape assessment has been carried out which concluded that the site has medium sensitivity and that there are no direct impacts on built heritage, but potentially significant impacts on the important historic landscape at the verge of World Heritage Site.
2. Ensure appropriate archaeological assessment prior to development?	This site is of archaeological interest with medium/high potential. Records in the vicinity include a probable Bronze Age barrow. Additionally, from a brief review of Historic England records it appears that the site may contain undesignated archaeology of some significance, including potential prehistoric burial sites. On the basis of available evidence, there would be a need to

	undertake further archaeological assessment at any subsequent planning application stage.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site is greenfield and contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing would deliver housing that could maintain and enhance local distinctiveness through high quality design.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no heritage sites identified being at risk but the potential to visually affect heritage assets in the vicinity is noted.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	While the site is outside of the World Heritage Site (WHS) there is, however, the potential for the scheme to impact on the setting of the WHS and its attributes of Outstanding Universal Value (OUV). An application would need to demonstrate that development of the site would not result in harm to the setting of the WHS and its attributes of the OUV – including minimising light pollution. Development of the site could facilitate improved pedestrian access to the WHS.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 6	
<p>A high level Historic Landscape Character appraisal has been carried out which considers the site to have a medium sensitivity rating. Development at the site could affect heritage assets (there is no conservation area in Shrewton). A Heritage Impact Assessment should be undertaken to determine any impacts and inform development proposals. The World Heritage Site is located approximately 2km east of the site with open countryside in between and so there may be potential for significant visual impacts – though there may be scope for mitigation measures. As a greenfield site, there may be potential for archaeological assets below ground. The archaeological potential is considered to be low/medium. An archaeological assessment will be required at application stage given the anecdotal evidence regarding the potential for prehistoric/bronze age assets under the site. In addition the site is extensive and there remains the potential for appropriate buffer zones. Overall the site option would have a moderate adverse effect on this objective.</p>	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local	

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

countryside for recreation?	
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs ¹⁰ ?	The site falls into a Special Landscape Area. The site avoids higher value landscape designations such as the AONB.
5. Protect rights of way, open space and common land?	The PRoW would have to be appropriately protected in order to provide access to the landscape to the south of the site including the Nett Road.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not located within or adjacent to the Green Belt.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 7	
<p>A byway (SHRE32) exists linking an eastern section of London Road to Shrewton. A public right of way (PRoW – SHRE1) passes across the site linking Nett Road with London Road, while also forming a boundary between the two fields. The central part of the site is on relatively level ground with the northern part sloping down towards London Road. There are telegraph poles crossing the site. Overall the site is afforded ‘medium’ sensitivity rating with ‘medium’ inter-visibility and sensitive receptors present such as residential uses. Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space. The PRoW would have to be appropriately protected in order to provide access to the landscape to the south of the site including the Nett Road. Overall there is no evidence to suggest that potentially adverse effects in landscape terms could not be avoided or</p>	

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

Assessment outcome (on balance) + + +

SUMMARY OF SA OBJECTIVE 8

The whole SHLAA site provides capacity for up to approximately 200 residential units which contributes towards Wiltshire’s housing targets. The total number of dwellings could change given site constraints and mitigation measures required to accommodate development as established in the assessment against other SA objectives. The location of the site may result in a development isolated from Shrewton and predominantly accessible by car. The sites capacity to provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures is somewhat diminished by the site’s general location. However, on balance the site would have a major positive effect against this objective.

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

Decision Aiding Questions. Will the development site...

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to consider the layout and design of neighbouring residential areas to achieve physical integration and create spaces which do not pose a potential danger for residents and visitors during day/night-time.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. The low density nature of neighbouring development may support this type of development on site but would need to be considered more holistically as part of a development proposal. The site is within 1,000m of village facilities and lacks a safe walking route which together with its elevated location may reduce the potential for walking. The distance and topography might also discourage cycling from the site.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Core Policy 45 and 46 in the Core Strategy require development to respond to the changing needs of the population locally, including the needs of the elderly. Lifetime Homes for example could be integrated into the development alongside other types of properties needed locally as evidenced through the local housing needs survey. Overall the development could also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	In accordance with national policy/local plan policy, the site is sustainably located as there are 2 doctor’s surgeries in Shrewton. However NHS data suggests that there is a capacity gap at the local surgeries and would unlikely support development of 200 homes. Mitigation would nonetheless be required to accommodate the increase in patient demand.
5. Maximise opportunities within the	The site falls into LSOA 045F which is amongst the 50% least deprived neighbourhoods in the country. Development at this

most deprived areas?	site is not likely to have adverse impacts on deprivation in the local area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	The site is located on the edge of Shrewton adjacent to residential areas to the east and west. Given the limited services within Shrewton, the distance to the village (1,000m) and the lack of higher order services it is however likely that residents would be reliant on the use of a private vehicle. On the other hand such a significant amount of development may deliver public transport improvements although this benefit would have to be weighed up against potential harm caused by developing the site in full. While physically it may be able to fill a gap between isolated residential areas to the east and the fringe of the village, due to its poor connectivity in terms of walking and cycling the site would, overall, not be adequately connected to the village. Non-car travel, on that basis, would therefore be problematic.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>Shrewton Primary School is located approximately 700m away from the site. The school is currently full and forecast to remain so. The school site is small so it would not be possible to expand the school on its current site. However there is currently a nursery located into the school building. If this could be relocated the school could grow by one class (max 30 pupils). A maximum of 100 houses would be required in order for this solution to work. Evidence therefore suggests that additional development in the village would place significant burden on the local school/nursery. However, an appropriate level of development may have the potential to assist in addressing existing infrastructure constraints. As such, by virtue of its size, the site may have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new nursery on part of the site.</p> <p>Amesbury Stonehenge School (Secondary) currently has some surplus places but the school will require expansion to cater for Military Basing, housing at Kings Gate and a rising demographic. The school could therefore be expanded further if necessary.</p>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 9	
While internally the development could be designed to reduce fear of crime, increase its attractiveness for walking and cycling and provide for the changing needs of the population and primary/nursery school requirements, its isolated location 1,000m outside the village core without footways would not aid in creating inclusive and self-contained communities. Overall, due to its location and the level of development proposed the effects would be moderate adverse against this objective.	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling	The potential to connect with the village by other means than the private car is poor given the narrow width of London Road

<p>accessibility through the use of developer contributions and site design?</p>	<p>and the lack of footways. Alternative pedestrian access could be established via the Nett Road and the PRoW but this would lead to very long isolated distances in walking terms to reach the village. Alternative connections would require third party land.</p> <p>Additional internal space would be required to integrate schemes for example which encourage walking and cycling, and residential areas with shared spaces between vehicles and pedestrians/cyclists. The low density nature of neighbouring development may support this type of development on site but it would need to be considered more holistically as part of a development proposal. A footway could be provided along the site frontage but this would do little to increase walking from the site.</p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p>Additional internal space would be required to integrate schemes for example which encourage walking and cycling, and residential areas with shared spaces between vehicles and pedestrians/cyclists this would need to be considered more holistically as part of a development proposal.</p>
<p>3. Improve the jobs/homes balance, to reduce out-commuting?</p>	<p>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.</p>
<p>4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?</p>	<p>The site is within 1,000m to the services and facilities provided by the village as well as open space, and poorly connected in terms of walking and cycling due to the lack of footways on London Road and the lack of suitable alternatives to reach the village on foot/by bicycle. Such links could be provided on the site itself but connecting them with the village core itself would require third party consent. The development could integrate suitable design solutions to promote walking and cycling, but beyond the development itself the potential to connect with the village by other means than the private car is poor.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 10</p> <p>The site is located on the eastern edge of the large village of Shrewton. The site is within 1,000m to the services and facilities provided by the village as well as open space and but is poorly connected in terms of safe walking and cycling due to the lack of footways on London Road and the lack of suitable alternatives to reach the village on foot/by bicycle. Third party land would have to be used to establish a link with footways closer to the village and off London Road. Mitigation of these adverse effects is therefore considered to be problematic. A new bus stop may provide additional access to sustainable modes of travel. On balance the effects on this objective would be moderate adverse.</p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Shrewton
Assessment outcome (on balance) + + +	
<p>SUMMARY OF SA OBJECTIVE 11</p> <p>Development will increase the local population significantly and could contribute to the local economy through use of local shops and services by providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of Shrewton and the wider area. On balance it is considered that the effects on this objective would be major positive.</p>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the vitality and viability of existing employment areas?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. In addition, there are no employment areas in Shrewton whose vitality and viability could be protected and enhanced by development. However in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the wider community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away.
Assessment outcome (on balance) +	
<p>SUMMARY OF SA OBJECTIVE 12</p> <p>The development site for housing does not lead to the loss of designated employment land and is not being considered for employment land. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is</p>	

considered that allocation of this site would have a minor positive effect on SA Objective 12.

Site S1067 – Land off Maddington Street, Shrewton

Site context

Site size: 1.12 ha Site capacity: approximately 27 dwellings

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

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

Decision Aiding Questions. Will the development site...

<p>1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?</p>	<p>The site constitutes pasture on chalk, with appearance of some improvement, sheep grazing and supplementary feeding. There is a moderate risk that the site could support calcareous grassland (Biodiversity Action Plan Habitat), albeit this is unlikely to be in good condition. Development of the site would result in removal of land potentially capable of supporting calcareous grassland.</p>
<p>2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?</p>	<p>The site may be calcareous grassland (Biodiversity Action Plan Habitat) which would have to be established at application level through an ecological assessment. Features at the boundaries such as hedgerows and trees may support protected species and should be retained.</p> <p>The site falls within the visitor catchment of the Salisbury Plain SPA and an appropriate assessment would be needed to understand the potential effects of recreational disturbance.</p> <p>The site also falls within the River Avon catchment area. The River Avon/Till SSSI/SAC is approximately 300m. The HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the River Avon SAC through increased water abstraction, particularly with regards to flow targets at the River Till. Mitigation is not considered possible, therefore it is not possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process. Consequently, this option should be rejected on these grounds.</p>

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

<p>11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?</p>	<p>The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).</p>
<p>Assessment outcome (on balance) - - -</p>	
<p>SUMMARY OF SA OBJECTIVE 1</p> <p>There is a moderate risk that the entire site could support calcareous grassland (BAP habitat), albeit this is unlikely to be in good condition. The site is on farmland (rough grazing), which generally has limited ecological value due to the nature of the land use, though the features at the boundaries such as hedgerows and trees may support protected species and should be retained.</p> <p>The site falls within the visitor catchment of the Salisbury Plain SPA, appropriate assessment would be required in order to assess potential effects from recreational disturbance.</p> <p>The site is closely located to and within the catchment of the River Avon/Till SAC/SSSI and the HRA screening assessment has identified that development at the settlement would contribute towards impacts upon the SAC through increased water abstraction, particularly with regards flow targets at the River Till. It is not considered possible to mitigate this, and it will not be possible to exclude the potential for an adverse effect upon the integrity of the SAC through the HRA process.</p> <p>In the light of the adverse effects considered likely on the River Avon SAC through water abstraction and the inability to mitigate for this, a major adverse effect is envisaged on this objective for this site and for all sites in Shrewton.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is situated on the edge of the large village of Shrewton which is a sustainable location for development in line with Core Policy 1 of the Wiltshire Core Strategy. The site is within a reasonable walking/cycling distance to the centre of the village (300m) where the post office/food store is located. The school is approx. 400m away from the site. While residents may rely upon use of the private car to reach higher order services and facilities there is also a regular (hourly) bus service available to Salisbury from the centre of the village (40 min travel time).</p> <p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p>

2. Maximise reuse of previously developed land where possible/appropriate?	The development of the site for housing would take up greenfield land so re-use of previously developed land is not achievable.
3. Encourage remediation of contaminated land?	An assessment of contaminated land should be undertaken for this site. There is a contaminated land record for a strip of land at the southern site boundary.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. An assessment of contaminated land should be undertaken for this site. There is a contaminated land record for a strip of land at the southern site boundary.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p>The site is situated on the edge of the large village of Shrewton which is a sustainable location for development in accordance with the Core Strategy. Local services and facilities, including public transport, are available within walking/cycling distance and a footpath leads into the village. The site is not located on previously developed land; the site is greenfield but a contamination assessment will be required which may result in remediation of parts of the site due to evidence of contamination. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. No up to date information is held as to the grade of agricultural land on site, however if found to be of high quality, the loss would be minor to negligible. The site is not located within a Mineral Safeguarding Area so no sterilisation of viable mineral resources will occur. Effects could be mitigated through remediation where required.</p>	

Overall, minor adverse effects are envisaged on this objective.	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	Capacity appraisals need to be undertaken by Wessex Water in relation to both the supply of water and foul drainage for which there is currently limited capacity. Additional development flows will exceed capacity at the treatment works. This is not likely to hinder the delivery of the site by 2026.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	In the light of capacity issues, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water, particularly in relation to foul drainage. Investment into foul water infrastructure is likely to be required. There is limited capacity in local fresh water distribution mains. A capacity appraisal will be necessary to determine the scope of network reinforcements.
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. Alternative harvesting systems such as underground tanks need to be explored in order to proactively manage surface water runoff from developments.
4. Consider the need for adequate provision of surface water and foul drainage?	Investigation of on-site and off-site capacity to manage surface water/discharge to sewerage systems would need to be undertaken. There is limited capacity in local foul water systems which will require a capacity appraisal, and offsite connecting sewer. Given underlying chalk, the site is within a sensitive groundwater area so will require testing and monitoring for at least 12 months to determine the level of ground water and in order to determine a suitable storm water disposal system which may have an impact on the size and area of development. Mitigation could be problematic. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.
5. Protect, and where possible, improve surface, ground and drinking water quality?	Monitoring of groundwater levels will be required to determine a suitable storm water disposal system which may have an impact on the size and area of development. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25. In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water

	<p>quality.</p> <p>The site is in 300m proximity (at its closest point) to the River Till, which drains into the River Avon, so there may be potential for surface water pollution caused by surface water runoff as the land slopes into that direction.</p> <p>The site falls within Source Protection Zones (SPZ) 1, 2 and 3. The Environment Agency will need to be consulted in respect to SPZs. Detailed risk assessment at the planning stage and specific mitigation measures in the design will be required at application stage.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the catchment of the Hampshire Avon. Current public water abstraction at Shrewton is known to impact on flows in the River Till.</p>
<p>Assessment outcome (on balance) - - -</p>	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p>The site falls within SPZ 1, 2 and 3 and the Environment Agency would need to be consulted as part of any development proposals. It also within a sensitive groundwater area due to underlying chalk and is likely to hold groundwater and the site would require 12 months monitoring of groundwater levels. SuDS are unlikely to be feasible in groundwater areas. A Flood Risk Assessment will be required for this site. Reinforcements and improvements to fresh water/foul water infrastructure are required subject to capacity appraisals and there is the risk of sewer flooding. According to the HRA Screening current public water abstraction at Shrewton is known to impact on flows in the River Till. Overall, major adverse effects are envisaged on this objective given the absence of satisfactory mitigation measures.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. The site is situated on the edge of the large village of Shrewton which is a sustainable location for development in line with Core Policy 1 of the Wiltshire Core</p>

	<p>Strategy. The site is within a reasonable walking/cycling distance to the centre of the village (300m) and the school (400m). While residents may rely upon use of the private car to reach higher order services and facilities there is also a regular (hourly) bus service available to Salisbury from the centre of the village (40 min travel time).</p> <p>Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes and Such may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. A traffic noise assessment will be required.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>
<p>4. Seek to reduce development in or near to AQMAS¹¹?</p>	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.</p>

5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on the SAC. Where necessary, air quality strategies will be developed and implemented in accordance with Wiltshire Core Strategy Core Policy 55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on the SAC. Where necessary, air quality strategies will be developed and implemented in accordance with Wiltshire Core Strategy Core Policy 55 to address environmental impacts.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 4</p> <p>The site does not fall within a designated AQMA. Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips. A contaminated land assessment and noise assessment for road traffic should be undertaken at application level. The site lies within 300m of village services and bus stops which may reduce car traffic from the site. On balance the site option would have a minor adverse effect on the objective as development would result in an increase in car traffic; however the evidence suggests that mitigation measures could be identified and agreed through further assessments at application stage. Overall, minor adverse effects are envisaged on the objective.</p>	
<p>SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core

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

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

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

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 6

A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating and development would not result in direct impacts on built heritage. Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site, Scheduled Monuments or conservation areas. The nearest listed buildings are 180m and 250m away, with no or little inter-visibility.

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

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

Decision Aiding Questions. Will the development site...

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

objectives, in particular for the three local AONBs?	
5. Protect rights of way, open space and common land?	A PRoW cuts through the site from north to south and should be retained to enable access to the countryside.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not located within the Green Belt.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 7	
<p>The site is not well screened from the road, though there are some mature trees / hedgerows on the site which should be retained. From a landscape perspective it is considered that housing development at this site would result in very few/ negligible landscape and visual impacts. It is advised to integrate a Green Infrastructure buffer to mature trees. Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space. The PRoW (SHRE16) should be retained. On balance the site would have a minor adverse effect on this objective since green infrastructure and buffers could mitigate some of the effects the development might have on the landscape.</p>	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. However, mitigation set out in this assessment could result in adjusting the site's capacity. Through other policies in the Core Strategy there will be a mix of housing by affordability, tenure and size. A development on this site could therefore help to meet local housing needs in according with the policies of the Core Strategy.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units. The Housing Needs Survey identified a minimum need over the next three years (to July 2016) for 12 subsidised rented dwellings and 4 shared ownership dwellings.
3. Ensure adequate provision of land	The site is capable of supporting the delivery of 27 units which would contribute to meeting housing needs in the community

to meet housing needs?	and the wider HMA.
4. Have regard to the settlement hierarchy?	The site is situated on the edge of the large village of Shrewton which in principle is a sustainable location for development in line with Core Policy 1 of the Wiltshire Core Strategy. In accordance with local plan policy, the allocation and development of the site would hence appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment through short-term construction contracts and a longer-term boost to the local population/workforce.
6. Consider the emerging Neighbourhood Plans?	On the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area to meet needs as the plan has been in abeyance up until very recently.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	In accordance with national policy/local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities that is not being met by neighbourhood planning initiatives. The site is located on the edge of the village and not in an isolated part of the area.
Assessment outcome (on balance) + +	
SUMMARY OF SA OBJECTIVE 8	
<p>The site is located on the edge of Shrewton within walking distance of local services (school, post office, shop) and public transport. It could provide capacity for up to approximately 27 residential dwellings, including affordable housing, which would make a significant contribution towards Wiltshire's housing targets. The site would primarily address housing needs as the employment offer at Shrewton is limited. Furthermore the site capacity may be reduced to accommodate mitigation measures identified elsewhere in this assessment. Due to its capability of increasing housing supply the site is considered to have a moderate positive effect against the aim of the objective. However, the overall number of homes which could be delivered may decrease to account for mitigation measures required.</p>	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to consider the layout and design of neighbouring residential areas especially to the east to achieve physical integration and

	create spaces which do not pose a potential danger for residents and visitors during day/night-time.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This would need to be considered more holistically as part of a development proposal. The site is within 300m of village facilities such as the shop/post office, and the school is approximately 400m away. The recreation ground lies in approximately 900m. This, generally, could encourage walking and cycling and a healthier lifestyle.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy the allocation and development of the site would provide flexibly designed accommodation to meet the changing demands of an ageing population in Wiltshire. Core Policy 45 and 46 in the Core Strategy require development to respond to the changing needs of the population locally, including the needs of the elderly. Lifetime Homes for example could be integrated into the development alongside other types of properties needed locally as evidenced through the local housing needs survey. Overall the development could also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	In accordance with national policy/local plan policy, the site is sustainably located as there are 2 doctor's surgeries in Shrewton. However NHS data suggests that there is a capacity gap at the local surgeries and additional funding will be required to provide for capacity increase.
5. Maximise opportunities within the most deprived areas?	The site falls into LSOA 045D ¹² which is amongst the 20% least deprived neighbourhoods in the country. In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home. Development at this site is not likely to have adverse impacts on deprivation in the local area.
6. Reduce rural isolation, including	The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a

access to services for those without a car in rural areas?	reasonable level of access (300-400m) to the local services and facilities within the village. The village is serviced by a regular bus service to Salisbury.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>Shrewton Primary School is located approximately 300m away from the site. The school is currently full and forecast to remain so. The school site is small so it would not be possible to expand the school on its current site. However there is currently a nursery located into the school building. If this could be relocated the school could grow by one class (max 30 pupils). A maximum of 100 houses would be required in order for this solution to work. Evidence therefore suggests that additional development in the village would place significant burden on the local school/nursery. However, an appropriate level of development may have the potential to assist in addressing existing infrastructure constraints. As such, by virtue of its size and capacity, the site may not have the potential to accommodate more than just housing. If allocated, consideration could be given to the potential for co-locating a new nursery on part of the site.</p> <p>Amesbury Stonehenge School (Secondary) currently has some surplus places but the school will require expansion to cater for Military Basing, housing at Kings Gate and a rising demographic. The school could therefore be expanded further if necessary.</p>
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 9	
<p>The site is within reasonable proximity (300-400m) to the services and facilities provided by the village which could encourage non car-travel, especially to the local school. Site design may consider shared space as a means to support walking and cycling and connection to existing footpaths is possible. Given the site is located in a village, there is more limited access to the types of facilities found in higher order settlements such as hospitals or colleges but a bus service to Salisbury provides an alternative to the car. However the site may not be able to meet the educational requirements due to its limited capacity. Additional housing would not impact upon deprivation levels in this area. Overall the site option would have a moderate adverse effect on the objective as some of the positive aspects in terms of housing provision are diminished by deficits in terms of primary/nursery education which are problematic to mitigate.</p>	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	
1. Increase walking and cycling accessibility through the use of developer contributions and site design?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. A food path leads into the village which could be linked with the development and internal access roads. Public footpath SHRE16 runs north-south through the centre of the site and should be retained / enhanced.

2. Ensure new development incorporates facilities and infrastructure for cyclists?	In accordance with local plan/Transport Plan policies, the site would have the potential to create links to existing cycling infrastructure. Additional space would be required to integrate schemes for example which encourage walking and cycling such as residential areas with shared spaces between vehicles and pedestrians/cyclists. However the adjacent A360 may not be conducive to cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	Development of the site would provide opportunities to access cycling and walking routes to local services/facilities and village facilities such as the school and post office/shop are within 300-400m. There is limited probability of reducing out-commuting given the limited employment offer at Shrewton and the need to travel to other higher order settlements to access employment. A bus service is available at the village centre which would enable access to Salisbury City Centre within approx. 40 minutes. However overall it is considered that the limited public transport offer and distance to bus stops, and the limited offer of services and facilities locally will effectively result in reliance on the private car.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 10</p> <p>The site is located on the western fringe of Shrewton. Development of the site would provide opportunities to link up with walking routes to local services/facilities. There is a public footpath (SHRE16) running north-south through the centre of the site which should be retained / enhanced. The footpath adjacent to the A360 would link the site with the village and could enable residents to access Shrewton on foot. A bus service is available at the village centre which would enable access to Salisbury City Centre. However overall the limited public transport offer and distance to bus stops, and the limited offer of services and facilities locally will result in reliance on the private car. On balance the site option is considered to have a minor adverse effect on this objective. Alternative modes of travel are possible in principle due to the presence of footpaths and opportunities to cycle but trips are likely to remain focussed on the locality. Overall a minor adverse effect is envisaged against this objective.</p>	
<p>SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.

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

The Winterbournes

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

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

4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The features at the boundaries such as hedgerows and trees may support protected species and should be retained. In line with national policy, local plan policy and standing advice from relevant bodies, the development of the site for housing would have the potential to make suitable provision for buffers to recognised green/water course corridors.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure. The railway line to the south contributes to connectivity of the wider landscape.
6. Ensure all new developments have regard to and protect BAP habitats/species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements. There is no evidence of BAP habitats on site but the features at the boundaries such as hedgerows and trees may support protected species and should be retained.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the village does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 1	

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

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

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

Decision Aiding Questions. Will the development site...

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

4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage of potential soil contamination.
6. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 2	
<p>The site is undeveloped and located on the edge of a large village which is generally a sustainable location for limited growth in accordance with the Core Strategy. Facilities within Winterbourne (shop/post office) are approximately 700m away however the nearest surgery is at Porton (3km). There is regular public transport available at A338 bus stops (bus connection to Salisbury/Porton).</p>	
<p>In general the development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. The site is not located on previously developed land; the site is greenfield and therefore unlikely to require remediation. No up to date information is held as to the grade of agricultural land on site but if found to be high quality its loss would be minor to negligible. The site is not located within a Mineral Safeguarding Area so not sterilisation of viable mineral resources will occur. On the basis of the available evidence the site option would have a minor adverse effect on this objective.</p>	
SA objective 3. Use and manage water resources in a sustainable manner	
Decision Aiding Questions. Will the development site...	
1. Take into account predicted future	Capacity appraisals need to be undertaken by Wessex Water in relation to both the supply of water as well as foul drainage for

<p>impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>which there is currently limited capacity. These are not likely to hinder the delivery of the site by 2026.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In the light of capacity issues, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water, particularly in relation to foul drainage.</p> <p>Evidence suggests that investment would be needed given the distance of the site to trunk mains. Further as the site is adjacent to the railway additional consents under planning will be required from Network Rail which could limit the area available for development.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. Alternative harvesting systems such as underground tanks need to be explored in order to proactively manage surface water runoff from developments.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Investigation of on-site and off-site capacity to manage surface water/discharge to sewerage systems would need to be undertaken.</p> <p>There is limited capacity in local foul water systems which will require a capacity appraisal, and offsite connecting sewer.</p> <p>Given underlying chalk, the site is within a sensitive groundwater area so will require testing and monitoring for at least 12 months to determine the level of ground water and in order to determine a suitable storm water disposal system which may have an impact on the size and area of development. Mitigation could be problematic. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p> <p>No public surface water systems at this location and flows to land drainage system. The site would need outfall to the river Bourne and require third party land works and consent.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>Development would lead to a limited increase in demand for water. The site does not fall within a Source Protection Zone. In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. Groundwater levels will require testing and monitoring for at least 12 months, further guidance can be found in the Council's Groundwater Strategy.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of</p>	<p>The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction will need to be considered further through appropriate assessment if the site is taken forward into any subsequent stage of the site selection</p>

<p>the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>process.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p>The site is not within a Source Protection Zone. The site falls within 200m of the River Avon SAC but is separated by development. Given the notional site capacity development careful consideration would need to be given to impact of water usage and discharge on biodiversity. Due to the relationship of the site with SACs, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. Groundwater monitoring is required for this site and engineering solutions may be required to manage surface water. There is no surface water outfall as water discharges into land drainage systems. This would have to be provided to ensure outfall to River Bourne and may require third party consent. There is limited capacity in the fresh water supply system and investment into network reinforcements is required. In terms of sewerage, there is also limited capacity in the sewerage systems with off-site connecting sewer required.</p> <p>Therefore potentially significant investment is required to secure water infrastructure, foul water disposal and surface water management solutions for this site which may be problematic to achieve; mitigation is likely to be problematic. On the basis of the available evidence the site would have a moderate adverse effect on this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the development is within 700m of key services and facilities and the school lies adjacent to the site. Therefore some facilities such as the post office/shop, and the school are accessible by foot and cycle. In addition, a bus stop at the A338 enables access to a regular bus service to Salisbury (20 minutes journey time). This should help limit the extent of additional traffic emanating from the site.</p> <p>Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the</p>

	<p>council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes and may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site is located within Winterbourne adjacent to the A338 so there may be effects from pollution.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Locations adjacent to rail lines are liable to suffer from unacceptable levels of noise and vibration. Railways are exempt from statutory nuisance action. It is difficult to recommend an exclusion zone as line use varies. However, caution should be exercised at potential development against mainline railway boundaries. Noise and vibration assessments would need to be provided to support development at this site.</p> <p>In addition the site is within proximity to high intensity pig farm permitted by the Environment Agency (EA) causing issues with strong odour. These issues would have to be assessed and potentially mitigated against. Residential dwellings being closer to the farm (within 400m) may impact on the EA permit and subsequently the business. The area closest to the rail line lies within 350m of the farm.</p>

	The pig farm has historically attracted odour complaints and is the sort of operation that is likely to give rise to such complaints. The site does have an odour management plan for compliance with their Environmental Permit. However, despite these measures on the site it is likely that odour will remain and potentially impact on this development and harm the living conditions of future residents. In addition, there have been odour complaints from further away (around SHLAA site s1055).
4. Seek to reduce development in or near to AQMAs ¹³ ?	The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.
5. Ensure that air quality impacts on local biodiversity sites are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) - - -	

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

SUMMARY OF SA OBJECTIVE 4

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

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

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

Decision Aiding Questions. Will the development site...

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

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a	
<p>Minimising the impacts of climate change through reducing greenhouse gas emissions will be possible through the implementation of measures outlined in 'Delivering strategic objective 2: to address climate change' and the related 'Core Policy 41: Sustainable construction and low carbon energy' of the Wiltshire Core Strategy. These measures will ensure the incorporation of design measures to reduce energy demand and increase energy efficiency, as well as the promotion of low carbon energy sources and encouragement of sustainable building practices. However, the effect of the development of this site will be to increase greenhouse gas emissions. Overall the effects on the objective are considered to be minor adverse.</p>	
SA objective 5b. Minimise our impacts on climate change – through reducing our vulnerability to future climate change effects	
Decision Aiding Questions. Will the development site...	
1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is some 200m east of the Flood Zone 2/3 associated with the River Bourne. There are no public surface water systems at this location and surface water flows to land drainage system. The site would need outfall to the River Bourne which would require third party land works and consent. Underlying chalk may be susceptible to seasonal groundwater levels. 12 months monitoring will be required to determine groundwater levels. Investigations will be required in accordance with the Council's Groundwater Strategy to determine a suitable storm water disposal system which may have an impact on the size and area of development.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat</p>

	resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	There are no public surface water systems at this location and surface water flows to land drainage system. The site would need outfall to the river Bourne which would require third party land works and consent. There is a potential risk from groundwater and surface water flooding. Monitoring and site investigations in respect of groundwater levels will be required to devise appropriate engineering solutions to mitigate this, including suitable storm water disposal. Attenuation measures may have an impact on the size and area of development.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is approximately 200m south east of an area of flood risk (Flood Zone 2/3). However due to its size the site would require Flood Risk Assessment. There is a risk from groundwater and surface water flooding and monitoring and site investigations will be required to devise appropriate engineering solutions to mitigate this. Site investigation would be required to determine the feasibility of surface water attenuation/disposal on and off-site.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 5b	
<p>The site is located within Flood Zone 1 and risk of flooding created by impermeable surfaces on the site due to residential development can be addressed through mitigation measures to ensure the surface runoff from the site is not increased. The site is some 200m east of an area of flood risk (Flood Zone 2/3). A Flood Risk Assessment is required to support any planning applications. Potential adverse effects from surface water flooding could be mitigated through engineering solutions. Third party consent may be required to deliver adequate outfall to the River Bourne. Overall technical solutions are available which can mitigate the effects from development but may reduce the developable land available. The effects on the objective are considered to be moderate adverse given mitigation may prove problematic.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features	The site lies outside but adjacent to the Winterbourne Earls Conservation Area (running along the north east boundary) and

and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	so there is potential for adverse effects on the setting of this asset and its significance of this designation. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are likely but in the event they arise, they would seem capable of mitigation.
2. Ensure appropriate archaeological assessment prior to development?	A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating. There may be potential for archaeological assets below ground which may require further evaluation and mitigation. The archaeological potential of the site is considered to be low; nevertheless an archaeological assessment at planning application stage will be required.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site does not host historical buildings and buildings of significant local interest that could be re-used.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	In accordance with national policy/local policy, the development of the site for housing would deliver housing that maintains and enhances the distinctiveness of settlements through high quality design. In accordance with legislation and national policy/local plan policy, having been informed by a Heritage Impact Assessment. There are no published management objectives for the Winterbourne Earls Conservation Area which is located adjacent to the site.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	No heritage sites have been identified being at risk in connection with this site or the wider area.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site does not lie within proximity of the World Heritage sites.
Assessment outcome (on balance) -	

SUMMARY OF SA OBJECTIVE 6

A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating. Development at the site would not directly/physically affect listed buildings, World Heritage Site or Scheduled Monuments. The Winterbourne Earls Conservation Area is immediately adjacent to the site (running along the north east boundary) and so there is potential for adverse effects on the setting of this designation. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are likely but in the event they arise, they would seem capable of being mitigated.

There is the potential for archaeological assets below ground; archaeological assessment would be required.

Overall, the effects on the objective are considered to be minor adverse.

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

Decision Aiding Questions. Will the development site...

1. Protect and enhance the landscape character and scenic quality of the countryside?	The general description of the area in the Landscape Character Assessment is “Chalk River Valley – good condition, strong strength of character.” The strategy is to conserve the landscape character. The site falls into a Special Landscape Area. Development of the site would avoid some of the more highly valued designations such as AONBs. There are hedgerows present on site which should be retained. The site has a medium inter-visibility with residential areas nearby. It is considered that housing development at this site would result in very few/ negligible landscape and visual impacts.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver additional access to and availability of urban greenspaces. Two PRoW run alongside the north-western boundary (WINT1 and WINT6). They would have to be maintained to continue to ensure connectivity and access of the wider countryside and Winterbourne Gunner to the north.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three	The site falls into a Special Landscape Area. Development of the site would avoid some of the more highly valued designations such as AONBs.

local AONBs?	
5. Protect rights of way, open space and common land?	Two PRoW run alongside the north-western boundary (WINT1 and WINT6). They would have to be maintained to continue to ensure connectivity and access of the wider countryside and Winterbourne Gunner to the north.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	Development of the site would not affect the Green Belt.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 7	
Development of the site would avoid some of the more highly valued designations such as AONBs. It is considered that housing development at this site would result in very few/ negligible landscape and visual impacts. In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure and offer the potential to deliver additional access to and availability of urban greenspaces. Two PRoW run alongside the north-western boundary (WINT1 and WINT6). They would have to be maintained to continue to ensure connectivity and access of the wider countryside and Winterbourne Gunner to the north. The site offers opportunities to include mitigation measures such as green infrastructure. Overall, the effects on the objective are considered to be minor adverse.	
SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The whole SHLAA site has capacity for up to approximately 103 residential units which contributes towards Wiltshire's housing targets and the development would be subject to an affordable housing requirement based on local and national policy requirements. Depending on the total number of dwellings agreed for the site based on mitigation set out in this assessment, it can be assumed that the site would provide an adequate supply of affordable housing.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures. As the site has capacity for up to 103 dwellings there remains flexibility to include units which meet the need identified in the local needs survey (January 2016).
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement

hierarchy?	hierarchy. Large villages are identified in the WCS as sustainable settlements for limited level of development in order to help retain the vitality of these communities. This can reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	At this stage, and on the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area. The Winterbourne NP is at a very early stage in its development.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	The site would be adjacent to developed areas in Winterbourne so it would not generate an isolated development. The adequacy of proposed units would have to be determined at application stage taking into account evidence on local needs. The site has adequate access to village facilities and to Salisbury by bus.
Assessment outcome (on balance) + + +	
SUMMARY OF SA OBJECTIVE 8	
The whole SHLAA site provides capacity for up to approximately 103 residential units, which contributes towards Wiltshire's housing unit targets and could deliver a substantial number of affordable housing depending on the final number of dwellings overall. The site is in a sustainable location within Winterbourne Earls due to the accessibility of bus services, and therefore offers opportunities to reach services/facilities by non-car modes of travel. On balance the site is considered to have a major positive effect on this objective.	
SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to create spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence that this could not be achieved although details would have to be provided at detailed proposals stage.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This would need to be considered more holistically as part of a development proposal. The site is within up to 700m of village facilities which

	generally would encourage walking and cycling and a healthier lifestyle.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Core Policy 45 and 46 in the Core Strategy require development to respond to the changing needs of the population locally, including the needs of the elderly. Lifetime Homes for example could be integrated into the development alongside other types of properties needed locally as evidenced through the local housing needs survey; and the site would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements. Overall the development should also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The nearest health facility is at Porton, approx. 4km away. There is a regular bus service enabling The Winterbournes residents to get to Porton in approx. 12 minutes. Development of the site would result in additional demand on the local health service which would require mitigation in the light of capacity constraints.
5. Maximise opportunities within the most deprived areas?	This site falls within 049D LSOA which is amongst the 20% least deprived neighbourhoods in the country. In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home. Development at this site is not likely to have adverse impacts on deprivation in the local area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	In accordance with national policy/local plan policy, the allocation and development of the site would improve rural cohesion and reduce the need to travel to local service/facilities by private car. The site abuts existing residential areas so its development would not result in an isolated development. The limited distance to essential village facilities would assist those without a car. Winterbourne has a regular bus service to the local school and further on to Salisbury where higher order facilities and services could be accessed within 20min. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	The development of community campuses is directed to the town level and therefore this is not appropriate for this site.

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

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

SUMMARY OF SA OBJECTIVE 11

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

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

Decision Aiding Questions. Will the development site...

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

Assessment outcome (on balance) +

SUMMARY OF SA OBJECTIVE 12

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

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

Site context

Site size: 2.9 ha Site capacity: approximately 65 dwellings

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

are existing residential properties in the vicinity of the site.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	<p>This is an agricultural site, which generally has limited ecological value due to the nature of the land use, though the features at the boundaries such as hedgerows and trees may support protected species and should be retained. The site lies adjacent to railway line which is a primary habitat corridor. It is advised to limit housing density to ensure large buffer can be left next to railway in order to offset lost arable habitats and enhance wildlife corridors. Furthermore existing hedgerows should be retained and enhanced. Boundary features should be excluded from curtilage of properties.</p> <p>Ecological assessment and further details on the proposals will be required to accurately assess likely impacts. There is potential to create or enhance habitats through development of the site.</p>
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	<p>The site falls within 6.4km buffer zone of the Salisbury Plain SPA and 2km of the Porton Down SPA. It also lies in 250m proximity to the River Avon/Bourne SAC. The Figsbury Ring SSSI lies approximately 1.2km away to the south east. Features at the site's boundaries such as hedgerows and trees may support protected species and should be retained. The site lies adjacent to railway line which is a primary habitat corridor. It is advised to limit housing density to ensure large buffer can be left next to railway in order to offset lost arable habitats and enhance wildlife corridors. Furthermore existing hedgerows should be retained and enhanced. Boundary features should be excluded from curtilage of properties.</p>
3. Result in greater community engagement with biodiversity?	<p>The development of the site for housing would have the potential to increase public access to designated features such as the SAC which lies in approximately 250m to the west, and Figsbury Ring SSSI to the east.</p>
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	<p>The site lies adjacent to railway line which is a primary habitat corridor. It is advised to limit housing density to ensure large buffer can be left next to railway in order to offset lost arable habitats and enhance wildlife corridors. Furthermore existing hedgerows should be retained and enhanced. Boundary features should be excluded from curtilage of properties.</p>
5. Aid in the delivery of a network of	<p>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity</p>

multifunctional Green Infrastructure?	gain.
6. Ensure all new developments have regard to and protect BAP habitats/ species?	In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of delivering biodiversity improvements Ecological assessments would be required.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – Winterbourne Earls does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 1</p> <p>The site lies in proximity to the River Avon SAC and within the buffer zones of the Porton and Salisbury SPA. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. Because of the relationship of the site with SACs, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process. There are local habitats which should be protected through appropriate buffer zones and</p>	

<p>excluded from the curtilage of properties, such as boundary hedgerows; and it is advised to limit housing density to ensure large buffer can be left next to railway in order to offset lost arable habitats and enhance wildlife corridors. This could be integrated into green infrastructure schemes the site can, generally, accommodate. Overall, on the basis of the HRA screening it is considered that this site option has minor adverse effects on this objective.</p>	
<p>SA objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>Some facilities such as the post office/shop, and the school are accessible by foot and cycle. A bus stop at the A338 enables access to a regular bus service to the Winterbournes, Salisbury and Porton (20 minutes journey time). The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>This is a greenfield site so reuse of previous developed land is not achievable.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>There is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. It is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
<p>5. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team</p>
<p>6. Protect and enhance soil quality?</p>	<p>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</p>
<p>7. Protect the best and most versatile agricultural land?</p>	<p>There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.</p>

<p>8. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?</p>	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
<p>Assessment outcome (on balance) -</p>	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p>Appropriate densities could be achieved on this site in line with national and local planning policy. The site is not located on previously developed land; the site is greenfield and therefore would be unlikely to require remediation.</p> <p>It is within 600m of village services and facilities and a regular bus service is available on the A338 (to Salisbury and Porton). No up to date information is available on the grade of agricultural land on site, but if found to be high quality its loss would be minor to negligible given the size of development. The site is not located within a Mineral Safeguarding Area so not sterilisation of viable mineral resources will occur. Overall the site option would have a minor adverse effect on this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>Capacity appraisals need to be undertaken by Wessex Water in relation to both the supply of water as well as foul drainage for which there is currently limited capacity. Offsite connecting sewer is likely to be needed. These are not likely to hinder the delivery of the site by 2026.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In the light of capacity issues, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water, particularly in relation to foul drainage.</p> <p>Evidence suggests that investment would be needed given the distance of the site to trunk mains. Further as the site is adjacent to the railway additional consents under planning will be required from Network Rail which could limit the area available for development.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. Alternative harvesting systems such as underground tanks need to be explored in order to proactively manage surface water runoff from developments.</p>

<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Investigation of on-site and off-site capacity to manage surface water/discharge to sewerage systems would need to be undertaken. There is limited capacity in local foul water systems which will require a capacity appraisal and offsite connecting sewer with downstream upsizing works. In addition there are no public surface water systems at this location.</p> <p>Given underlying chalk, the site is within a sensitive groundwater area so will require testing and monitoring for at least 12 months to determine the level of ground water and in order to determine a suitable storm water disposal system which may have an impact on the size and area of development. Mitigation could be problematic. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>Development would lead to a limited increase in demand for water. The site does not fall within a Source Protection Zone. In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site is within an identified 'Groundwater area' so will require testing and monitoring for at least 12 months to determine the level of ground water. Further guidance can be found in the Council's Groundwater Strategy.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction will need to be considered further. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p>The site is not within a Source Protection Zone; therefore it is unlikely that there would be any significant effect on groundwater quality. Given the capacity of the site, development would lead to a limited increase in demand for water so early engagement with relevant bodies will be required to ensure that there is sufficient capacity within abstraction licensing arrangements. Due the relationship of the site with SAC, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. Also, foul water and surface water infrastructure deficits will need to be addressed before the site can go ahead. The underlying geology may not permit the implementation of SuDS and groundwater levels may be an issue. 12 months monitoring and site investigations will be required to determine groundwater levels and groundwater related flood risk. Technical solutions may have to be agreed, and investment into infrastructure may be required. On the basis of the available evidence the site would have a moderate adverse effect on this objective.</p>	

SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution	
Decision Aiding Questions. Will the development site...	
1. Maintain and improve local air quality?	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the development is within 600m of key services and facilities and the school lies adjacent to the site. A bus stop at the A338 enables access to a regular bus service to Salisbury (20 minutes journey time). This should help limit the extent of additional traffic emanating from the site.</p> <p>Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes and may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site is located within Winterbourne adjacent to the A338 so there may be effects from pollution.</p>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Locations adjacent to rail lines are liable to suffer from unacceptable levels of noise and vibration. Railways are exempt from statutory nuisance action. It is difficult to recommend an exclusion zone as line use varies. However, caution should be exercised at potential development against mainline railway boundaries. Noise and vibration assessments would need to be provided to support development at this site.</p> <p>In addition the site is within proximity to high intensity pig farm permitted by the causing residential amenity issues with strong odour. These issues would have to be assessed and potentially mitigated against. Residential dwellings being closer to the</p>

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

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

Assessment outcome (on balance) - - -

SUMMARY OF SA OBJECTIVE 4

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

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

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

Decision Aiding Questions. Will the development site...

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

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a

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

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

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is some 250m east of the Flood Zone 2/3 associated with the River Bourne. There are no public surface water systems at this location. Surface water systems must be sealed as per sewers. While no insurmountable constraints have been identified underlying chalk may be susceptible to seasonal groundwater levels. 12 months monitoring will be required to determine groundwater levels. Investigations will be required to determine a suitable storm water disposal system which may be problematic to mitigate and could have an impact on the size and area of development.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>

3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	There is a potential risk from groundwater and surface water flooding. Monitoring and site investigations in respect of groundwater levels will be required to devise appropriate engineering solutions to mitigate this, including suitable storm water disposal. Attenuation measures may have an impact on the size and area of development.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. The site is some 250m east of an area of flood risk (Flood Zone 2/3). As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However due to its size the site would require Flood Risk Assessment. There is a risk from groundwater and surface water flooding and monitoring and site investigations will be required to devise appropriate engineering solutions to mitigate this. Site investigation would be required to determine the feasibility of surface water attenuation/disposal on and off-site.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 5b</p> <p>The site is located within Flood Zone 1 and some 250m east of an area of flood risk but surface water management will be in an issue due to ground conditions. The site would require a Flood Risk Assessment and site investigations/monitoring. Engineering solutions may be required to address flood risk from surface water and groundwater flooding. Overall it is considered that the site option would have moderate adverse effects on this objective as mitigation measures are likely to be problematic.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	The site would not affect any heritage assets since there are none on, immediately adjacent or in the vicinity of the site.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential to be low nevertheless an archaeological assessment will be required at application stage. A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity

	rating and having no direct impacts on built heritage.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	There are no relevant buildings on site which could be reused.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	Notwithstanding that the site would not affect any heritage assets, development would be required to be in keeping with the character and appearance of the area.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no relevant buildings on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	There is no evidence that the WHS would be impacted on by the development.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 6	
A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating. Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site, SAMs or conservation areas. The archaeological potential of the site is low; an archaeological assessment will be required nevertheless. Mitigation is likely to be achievable. Overall, minor adverse effects are envisaged on this objective.	
SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place	
Decision Aiding Questions. Will the development site...	

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The landscape character is described as Chalk River Valley and in good condition, with strong strength of character. The strategy is to conserve the landscape character. The site falls into a Special Landscape Area. It is considered that housing development at this site would result in very few/ negligible landscape and visual impacts. Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space. There are hedgerows present on site which should be retained.</p> <p>However, as the site is located to the south of the Winterbournes there are some concerns regarding coalescence with Hurdcott (a small hamlet not identified in the settlement hierarchy).</p>
<p>2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?</p>	<p>In accordance with local plan policy and planning guidance, the development of the site would be capable of delivering multifunctional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>The site lies adjacent to the railway and existing residential development. The site has limited potential to deliver net improvements in terms of the quality and quantity urban green space and countryside access for recreational purpose. Internal greenspace forming part of the green infrastructure may deliver some improvements but this would be deemed to be relatively limited.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs?</p>	<p>The site falls into a Special Landscape Area. Development of the site would avoid some of the more highly valued designations such as AONBs.</p>
<p>5. Protect rights of way, open space and common land?</p>	<p>None of these designations/categories would be affected by development.</p>
<p>6. Protect the Western Wiltshire Green Belt from inappropriate development?</p>	<p>The site is not located within or adjacent to the Green Belt.</p>
<p>Assessment outcome (on balance) -</p>	
<p>SUMMARY OF SA OBJECTIVE 7</p> <p>It is considered that housing development at this site would result in very few/ negligible landscape and visual impacts. Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space. There are some</p>	

<p>concerns regarding coalescence with Hurdcott and it is considered that the site has limited potential to deliver net improvements in terms of the quality and quantity urban green space and countryside access for recreational purpose. Overall, likely effects are considered to be minor adverse against this objective.</p>	
<p>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures</p>	
<p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Provide an adequate supply of affordable housing?</p>	<p>The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.</p>
<p>2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?</p>	<p>In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures. As the site has capacity for up to 65 dwellings there remains flexibility to include units which meet the need identified in the local needs survey (January 2016)¹⁵. However other requirements/mitigation measures identified in the SA may reduce the overall capacity.</p>
<p>3. Ensure adequate provision of land to meet housing needs?</p>	<p>In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs. However other requirements/mitigation measures identified in the SA may reduce the overall capacity.</p>
<p>4. Have regard to the settlement hierarchy?</p>	<p>In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy. Large villages are identified in the WCS as sustainable settlements for limited level of development in order to help retain the vitality of these communities. This can reduce the risk of speculative development in unsustainable locations. While the total number of dwellings would have to be determined through a detailed proposal it is considered that up to 65 dwellings would form a substantial level of growth for a large village. However, the overall site capacity may have to be reduced to</p>

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

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

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

<p>from the site?</p>	<p>return to their local schools. In the short term a large development may mean that residents moving in with older children would be unlikely to gain a place at the school. The school is however likely to be able to admit pupils arising from a small level of development e.g. 30 units or less.</p> <p>Gomeldon School is full and forecast to remain so; it is also not capable of expansion. It experiences similar issues to the Winterbourne Earls School. Anyone moving in with a child below school age would be able to gain a reception place at the school however the school would not be able to admit any children already of school age as those year groups are already full.</p> <p>In relation to secondary education, Sarum Academy is proposed to be expanded. Mitigation will be required from this development.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 9</p> <p>The site is within varying distance to the services and facilities provided by the village. Given the site is located in a village, there is more limited access to the types of facilities found in higher order settlements such as hospitals or colleges; however a regular bus service is available to Salisbury and Porton. There is some flexibility to accommodate design solutions thereby increasing the potential for walking and cycling, to accommodate the changing needs of the local population and to create safe neighbourhoods. The site has potential to be integrated into the existing village fabric and would not become an isolated development in itself – however the development would be located at the southern edge of Winterbourne Earls. Potentially adverse effects on local health facilities could be mitigated. Growth within the village of up to 30 units could be accommodated by the local primary school. Therefore, development of this site should not exceed 30 dwellings as mitigation. Overall, moderate adverse effects are envisaged on this objective.</p>	
<p>SA objective 10. Reduce the need to travel and promote more sustainable transport choices</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Increase walking and cycling accessibility through the use of developer contributions and site design?</p>	<p>Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This would need to be considered more holistically as part of a development proposal. Cycling opportunities are limited as the A338 is a national primary route and busy. The A338 has footways hereabouts.</p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p>The site could accommodate concepts such as shared space for example but this would have to be confirmed through detailed design of a scheme. There is limited potential for safe cycling in either direction on the A338 as this is a busy national primary route.</p>
<p>3. Improve the jobs/homes balance,</p>	<p>The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on</p>

to reduce out-commuting?	jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The location of this site on the edge of the village in comparatively longer distance from village facilities makes the use of sustainable transport modes less likely. A regular bus service is available at stops on the A338 which connects the Winterbournes with Salisbury and Porton, and there is potential for the development to link up with footpaths on and off the A338. Nonetheless, due to the general location and limited facilities and services within the village the majority of trips will be undertaken by the private car.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 10	
<p>The development itself could notionally accommodate design solutions to encourage the use of walking and cycling and linking the site with the A338, which is the main access road into the village and to Salisbury further south. The A338 has footways but no cycle lane, and is a national primary route. The location of this site on the edge of the village in comparatively longer distance from village facilities (bar the primary school) which makes the use of sustainable transport modes less likely, but a regular bus service is available at stops on the A338 which connects The Winterbournes with Salisbury and Porton on a regular basis. While non-car travel is possible in principle, the site's general location will result in trips undertaken predominantly with the private car. On balance the site option would have a minor adverse effect on this objective.</p>	
SA objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	Although the site allocation is for housing, this in itself will generate direct and indirect construction employment in the short-term, and will help stimulate the local economy once built. By providing an increase in workforce in the medium-long term. It is expected that development in this location would support the viability of local services, facilities and businesses of The Winterbournes.
Assessment outcome (on balance) + +	

SUMMARY OF SA OBJECTIVE 11

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

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

Decision Aiding Questions. Will the development site...

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

Assessment outcome (on balance) +

SUMMARY OF SA OBJECTIVE 12

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

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

Site context	
Site size: 0.46 ha Site capacity: approximately 11 dwellings	
Small site of 0.46 ha adjacent to Winterbourne Earls with capacity for 11 dwellings. Mainline railway runs along eastern boundary of site.	
SA objective 1. Protect and enhance all biodiversity and geological features and avoid irreversible losses	
Decision Aiding Questions. Will the development site...	
1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The evidence base indicates there are few or no ecological issues in relation to this site. However, the precautionary principle must be applied and an ecological assessment at site level to support individual planning applications will be required. This is an agricultural site, which generally has limited ecological value due to the nature of the land use, though the features at the boundaries such as hedgerows and trees may support protected species and should be retained. While in theory there is potential to create or enhance habitats through development of the site it remains questionable if the site capacity would actually enable this to happen.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The site falls within the 6.4km buffer zone of the Salisbury Plain SPA and 2km of the Porton Down SPA. It also lies in 500m proximity to the River Avon/Bourne SAC. The Figsbury Ring SSSI lies approximately 1.2km away to the south east. The features at the boundaries such as hedgerows and trees may support protected species so assessments and further details on the proposals will be required to accurately assess likely impacts and derive appropriate mitigation measures; i.e. buffer zones.
3. Result in greater community engagement with biodiversity?	The development of the site for housing would have the potential to increase public access to designated features such as the SAC which lies in approximately 500m to the west, and the Figsbury Ring SSSI to the east. Two public footpaths run past the site which could enable residents to access the wider countryside to the east.
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	The site lies adjacent to railway line which is a primary habitat corridor. Furthermore existing hedgerows should be retained and enhanced.

5. Aid in the delivery of a network of multifunctional Green Infrastructure?	The site is very small and therefore its capability of delivering multi-functional Green Infrastructure that will protect and enhance existing biodiversity features and species and allow for biodiversity gain is very limited.
6. Ensure all new developments have regard to and protect BAP habitats/species?	An ecological assessment will be required to investigate effects on local habitats and species. In accordance with local plan policy and biodiversity targets, the development of the site for housing may not be capable of delivering biodiversity improvements alongside a viable number of housing units.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council's current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 1	
An ecological assessment would be required to support a planning application to ascertain the effects on local habitats and species. The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. Due to the relationship of the site with SACs, likely significant effects are triggered based on a settlement level HRA screening. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. In addition the site is small and there is, practically, little potential to	

create or enhance habitats and green infrastructure through development of the site alongside a viable number of housing units, due to the site's small size. Public footpaths in the vicinity could enable access to the wider countryside and designated areas. On balance and based on the HRA screening, the site option would have a minor adverse effect on the objective.

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

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The site is located on the edge of a large village which is generally a sustainable location for limited growth in accordance with the Core Strategy. The site is well located to the centre of the village. The primary school lies approximately 500m away. A regular bus service is available on the A338 (to Salisbury and Porton). The Winterbourne's local facilities and services, and local bus services, are dotted along the A338 between Winterbourne Earls in the south and Winterbourne Gunner in the north, where the post office and shop are located. Trip lengths could therefore vary and may for some residents result in regular car trips. The school is approximately 300m away from the site and could be accessed by walking or cycling. The shop and post office are approximately 800m away and may therefore be beyond a distance which is walkable. On the other hand there is a regular bus service linking Salisbury with Porton via The Winterbournes, and bus stops are accessible at various points along the A338. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>This is a greenfield site so reuse of previous developed land is not achievable.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>There is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. It is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
<p>5. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team</p>
<p>6. Protect and enhance soil quality?</p>	<p>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. At this stage of the assessment process there is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation.</p>

7. Protect the best and most versatile agricultural land?	There is no consistent and up-to-date information relating to quality/grade of agricultural land underlying the site. Notwithstanding this, even if it were to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
8. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. The site lies within 300m of the primary school but post offices and shops are further away (800m). A regular bus service can be accessed on the A338. The site is not located on previously developed land; the site is greenfield and therefore would not require remediation. No up to date information is held as to the grade of agricultural land on site but if found to be high quality its loss would be minor to negligible given the size of proposed development. The site is not located within a Mineral Safeguarding Area so not sterilisation of viable mineral resources will occur. On balance the site option would have a minor adverse effect on this objective.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	Capacity appraisals need to be undertaken by Wessex Water in relation to both the supply of water as well as foul drainage for which there is currently limited capacity. However it is considered that given the site capacity of up to 11 units, no insurmountable issues exist which would prevent the site from being connected to foul water disposal mains/water supply. These are not likely to hinder the delivery of the site by 2026.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<p>In the light of capacity issues, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water, particularly in relation to foul drainage.</p> <p>Evidence suggests that investment would be needed given the distance of the site to trunk mains. Further as the site is adjacent to the railway additional consents under planning will be required from Network Rail which could limit the area available for development.</p>
3. Ensure the installation of water	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g.

<p>saving measures such as rainwater harvesting and water metering?</p>	<p>water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. Alternative harvesting systems such as underground tanks need to be explored in order to proactively manage surface water runoff from developments.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Investigation of on-site and off-site capacity to manage surface water/discharge to sewerage systems would need to be undertaken. There is limited capacity in local foul water systems which will require a capacity appraisal.</p> <p>Given underlying chalk, the site is within a sensitive groundwater area so will require testing and monitoring for at least 12 months to determine the level of ground water and in order to determine a suitable storm water disposal system which may have an impact on the size and area of development. Mitigation could be problematic. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>Development would lead to a limited increase in demand for water. The site does not fall within a Source Protection Zone. In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site is within an identified 'Groundwater area' so will require testing and monitoring for at least 12 months to determine the level of ground water. Further guidance can be found in the Council's Groundwater Strategy.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction will need to be considered further. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p>The evidence shows that investment will be required in terms of connecting the site to foul water discharge and fresh water supply. Surface water management remains an issue due to the prevailing unfavourable ground conditions. Due to the relationship of the site with SAC, likely significant effects are also triggered based on a settlement level HRA screening. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. In combination these issues are considered to be problematical. Overall, the site option is considered to have a moderate adverse effect on this objective.</p>	
<p>SA objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p>	

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

	<p>developability of the site for housing.</p> <p>In addition, the adjacent pig farm (to the east of the rail line) is a source of odour pollution something which would have to be further assessed through detailed studies at application stage. Site is within proximity to high intensity pig farm permitted by the Environment Agency (EA) causing issues with strong odour. These issues would have to be assessed and mitigated against. Residential dwellings being closer to the farm (within 400m) may impact on the EA permit and subsequently the business.</p> <p>The pig farm has historically attracted odour complaints and is the sort of operation that is likely to give rise to such complaints. The site does have an odour management plan for compliance with their Environmental Permit. However, despite these measures on the site it is likely that odour will remain and potentially impact on this development and harm the living conditions of future residents. In addition, there have been odour complaints from further away (around SHLAA site s1055)</p>
<p>4. Seek to reduce development in or near to AQMAs¹⁶?</p>	<p>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA). As such, the development of the site for housing is unlikely to lead to an exacerbation of local air quality issues and/or legal compliance targets.</p>
<p>5. Ensure that air quality impacts on local biodiversity sites are avoided?</p>	<p>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.</p>
<p>6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

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

7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on SACs. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) - - -	
<p>SUMMARY OF SA OBJECTIVE 4</p> <p>The site does not fall within a designated AQMA. Development at this site would likely generate noise and light pollution during construction (short term / temporary effect). Noise pollution may be an issue to a lesser extent during operation through the generation of car trips. There are considerations with regard to the proximity of the site to the railway line to the east. At this small site there are very limited opportunities, if any, for buffer zones to mitigate against the pollution from rail traffic.</p> <p>There are considerations with regard to the proximity of the site to the railway and pig farm and associated noise and odour nuisance. Odour from the farm cannot be mitigated against. Accordingly the major adverse effects are envisaged on this objective.</p>	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources will be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 5a

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

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

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is some 400m east of the Flood Zone 2/3 associated with the River Bourne. While no absolute constraints have been identified it is important to note that the underlying chalk may be susceptible to seasonal groundwater levels. 12 months monitoring will be required to determine groundwater levels. Investigations will be required in accordance with the Council’s Groundwater Strategy and to determine a suitable storm water disposal system which may be problematic to mitigate and could have an impact on the size and area of development.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>

3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	There is a potential risk from groundwater and surface water flooding. Monitoring and site investigations in respect of groundwater levels will be required to devise appropriate engineering solutions to mitigate this, including suitable storm water disposal. Attenuation measures may have an impact on the size and area of development.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. The site is some 400m east of an area of flood risk (Flood Zone 2/3). As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. There is a risk from groundwater and surface water flooding and monitoring and site investigations will be required to devise appropriate engineering solutions to mitigate this. Site investigation would be required to determine the feasibility of surface water attenuation/disposal on and off-site.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
<p>SUMMARY OF SA OBJECTIVE 5b</p> <p>The site is located within Flood Zone 1. However surface water management will be in an issue due to ground conditions. Overall it is considered that this site would have moderate adverse effects on this objective as mitigation measures are likely to be problematic.</p>	
<p>SA objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	<p>The Winterbourne Earls Conservation Area is immediately adjacent to the site (running along the western boundary) and so there is potential for adverse effects on the setting and significant of this asset. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are unlikely but in the event they arise, they would seem capable of being mitigated.</p> <p>A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating and having no direct impacts on built heritage.</p>
2. Ensure appropriate archaeological assessment prior to development?	As a greenfield site, there may be potential for archaeological assets below ground which may require further evaluation and mitigation. The archaeological potential is low, nevertheless an archaeological assessment will be required at any subsequent planning application stage.

3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	This is not applicable as no such buildings are present on this site.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	The Winterbourne Earls Conservation Area is immediately adjacent to the site (running along the western boundary) and so there is potential for adverse effects on the setting of this designation. There are no management objectives for this heritage asset but development would be capable of being in keeping with the conservation area, informed by the evidence contained within the Heritage Impact Assessment.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no relevant buildings on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	There is no evidence that the WHS would be impacted on by the development.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 6</p> <p>A high level Historic Landscape Character appraisal has been carried out which considers the site to have a low sensitivity rating. Development at the site would not directly/physically affect heritage assets or designations such as listed buildings, World Heritage Site and Scheduled Monuments. The Winterbourne Earls Conservation Area is immediately adjacent to the site (running along the western boundary) and so there is potential for adverse effects on the setting of this designation. Accordingly a Heritage Impact Assessment would be required to determine any impacts for any subsequent planning application stage. Notwithstanding that the archaeological potential is low, an archaeological assessment will be required at application stage. Overall the site option is considered to have minor adverse effects on this objective and mitigation is considered achievable.</p>	
<p>SA objective 7. Conserve and enhance the character and quality of Wiltshire's rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place</p> <p>Decision Aiding Questions. Will the development site...</p>	

1. Protect and enhance the landscape character and scenic quality of the countryside?	The landscape character is described as Chalk River Valley and in good condition, with strong strength of character. The strategy is to conserve the landscape character. The site falls into a Special Landscape Area. It is considered that housing development at this site would result in very few/ negligible landscape and visual impacts. Development of the site would avoid some of the more highly valued designations such as AONBs but would lead towards some urbanisation of the settlement and the loss of green space.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	The site is small and may be reduced further to account for other mitigation measures within this assessment so the delivery of green infrastructure is very limited.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	The site lies adjacent to two PRoWs which lead into the countryside outside The Winterbournes which would enable residents to access those areas.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs?	The site falls into a Special Landscape Area. Development of the site would avoid some of the more highly valued designations such as AONBs.
5. Protect rights of way, open space and common land?	The development would need to take account of the adjacent PRoW and seek to protect it.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site does not fall within the West Wiltshire Green Belt nor would it impact on its openness.
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 7</p> <p>While local greenspace would be lost to development this would not result in harm to the local landscape. The PRoW adjacent to the site would have to be protected from development and remain open to the public to access the local countryside. Overall the site option is considered to have minor adverse effects on this objective.</p>	
<p>SA objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types</p>	

and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	Due to its scale, the site would make a limited contribution to the supply of affordable houses in accordance with national and local plan policy requirements; and could contribute to meeting the local housing needs survey requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	In accordance with local plan policy and national standards, the development of the site would need to deliver high quality, sustainable homes across all types and tenures. The provision of affordable housing to meet local needs is unlikely.
3. Ensure adequate provision of land to meet housing needs?	Depending on densities proposed the site could provide adequate provision of land to meet housing needs.
4. Have regard to the settlement hierarchy?	In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy and thereby reduce the risk of speculative development in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	At this stage, and on the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area to meet needs as the plan is at a very early stage.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	The site falls within an existing residential area so it would not generate an isolated development. The adequacy of proposed units would have to be determined at application stage taking into account evidence on local needs.
Assessment outcome (on balance) + +	
SUMMARY OF SA OBJECTIVE 8	
<p>The site could provide capacity for up to approximately 11 residential dwellings (though this may be reduced by the mitigation set out in this assessment), which would make a minor positive contribution towards Wiltshire's housing targets, including affordable housing. The site could be developed adjacent to residential areas and therefore would not become an isolated development. On balance, moderate positive effects are envisaged on this objective.</p>	

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self- contained communities	
Decision Aiding Questions. Will the development site...	
1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to consider the layout and design of neighbouring residential areas to achieve physical integration and create spaces which do not pose a potential danger for residents and visitors during day/night-time.
2. Promote design of buildings and spaces to reduce obesity?	Given the relatively small site, additional space to integrate schemes for example which encourage walking and cycling may not be deliverable/necessary, such as residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. The low density nature of neighbouring development may support this type of development on site but would need to be considered more holistically as part of a development proposal. The site is within 300-900m of village facilities which generally would encourage walking and cycling and a healthier lifestyle. The shop and post office may be too far away in terms of walking/cycling but a bus service is available at the A338.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Core Policy 45 and 46 in the Core Strategy require development to respond to the changing needs of the population locally, including the needs of the elderly. Lifetime Homes for example could be integrated into the development alongside other types of properties needed locally as evidenced through the local housing needs survey. Overall the development should also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The nearest health facility is at Porton, approx. 4km away. There is a regular bus service enabling The Winterbournes residents to get to Porton in approx. 12 minutes. Up to 11 dwellings would result in limited demand on the local health service but according to the evidence available to date there is a capacity gap at the local surgeries. The development will have a limited impact on the small Porton branch surgery. Mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	This part of The Winterbournes is within 049D LSOA which is amongst the 20% least deprived neighbourhoods in the country. In accordance with national policy/local plan policy, the allocation of the site would increase opportunities for the local community to access a decent home. Development at this site is not likely to have adverse impacts on deprivation in the local area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	In accordance with national policy/local plan policy, the allocation and development of the site would improve rural cohesion and reduce the need to travel to local service/facilities by private car. The site falls within an existing residential area so it would not generate an isolated development. The adequate distance to essential village facilities would assist those without a car. Salisbury has a regular bus service to Salisbury where higher order facilities and services could be accessed, and village facilities outside walking distance could also be accessed by bus. Housing development on the site would provide an opportunity for existing vital services and facilities to be supported and remain viable as well as create the potential demand

	for new services, such as broadband. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	In accordance with the council's Business Plan objectives, the allocation and development of the site would potentially assist in the delivery of a local community campus. However there are no plans at this stage for a community campus at The Winterbournes. The development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>Winterbourne Earls Primary School is located within walking distance of the site. However it is almost full and forecast to remain so. The school site is not sufficient to further expand the school. The school is popular and as a result takes a number of pupils from outside of the catchment area. Housing development on the site would reduce the potential of this and pupils would have to return to their local schools. In the short term a large development may mean that residents moving in with older children would be unlikely to gain a place at the school. The school is however likely to be able to admit pupils arising from a small level of development e.g. 30 units or less.</p> <p>Gomeldon School is full and forecast to remain so, it is also not capable of expansion. It experiences similar issues to the Winterbourne Earls School. Anyone moving in with a child below school age would be able to gain a reception place at the school however the school would not be able to admit any children already of school age as those year groups are already full.</p> <p>In relation to secondary education, Sarum Academy is proposed to be expanded. Mitigation will be required from this development.</p>
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 9	
<p>The site is within reasonable proximity to the services and facilities provided by the village which could encourage walking and cycling. While being of limited capacity the site could contribute to meeting the changing needs of the local population. Given the site is located in a village, there is limited access to the types of facilities found in higher order settlements such as hospitals or colleges but a bus service to Salisbury is available. Mitigation would be required to accommodate additional patient demand at Porton surgery. The effects on educational infrastructure are considered to be limited as the school would have capacity to accommodate education requirements from the development of this site since it would be less than 30 units.</p> <p>On balance this site option is considered to have a minor adverse effect on this objective.</p>	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	

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

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

considered that allocation of this site would have a minor positive effect on SA Objective 12.

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

Site context

Site size: 0.36 ha Site capacity: approximately 10 dwellings

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

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

Decision Aiding Questions. Will the development site...

1. Avoid habitat fragmentation including prejudicing future biodiversity restoration?	The site forms part of a County Wildlife Site (Winterbourne Earls Meadow) which is dominated by large herbs, species rich flora and historical records of crayfish. Hedgerows and trees on the boundaries may also support protected species and should be retained.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	The predominant part of the site (except the garage) is designated as a County Wildlife Site – the loss of which would be contrary to CP50 of the WCS. The site lies 40m south of the River Bourne.
3. Result in greater community engagement with biodiversity?	The site is crossed by a PRoW so subject to retaining this access to the countryside (water meadows) could be maintained and improved.

4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	Green Infrastructure will be required as part of the development and the site has sufficient capacity to deliver this. Green Infrastructure could aid in delivering buffer strips to habitats.
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	Green Infrastructure will be required as part of the development and the site has sufficient capacity to deliver this.
6. Ensure all new developments have regard to and protect BAP habitats/ species?	Mature tree line is identified as a habitat and they should be protected through a buffer within the site.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the River Avon SAC through increased water abstraction and habitat loss / damage. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. Again, the presence of mature trees at the site is a consideration and the development should adequately consider including a buffer for their protection, something which is deemed possible at this stage.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the site does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSS) from development?	Not applicable.

Assessment outcome (on balance) - - -

SUMMARY OF SA OBJECTIVE 1

The predominant part of the site is designated as a County Wildlife Site. There are hedgerows and mature trees on site which will have to be retained and buffered. Further, development at the site would contribute to water abstraction affecting the River Bourne. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process. On the balance of evidence available, it is considered that development of this predominantly greenfield site would have a major adverse effects on the existing habitats of this designated site which would preclude allocation of this site. Overall, major adverse effects are likely on this objective.

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

Decision Aiding Questions. Will the development site...

<p>1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?</p>	<p>The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence having regard to its prominence in the landscape and the need to reflect village and to reflect local built vernacular. The Winterbourne's local facilities and services, and local bus services, are dotted along the A338 between Winterbourne Earls in the south (school) and Winterbourne Gunner in the north, where the post office and shop are located. Trip lengths could therefore vary and may for some residents result in regular car trips. The shop and post office are approximately 200m away and may therefore be within a distance which is walkable. The school is approximately 1,100m away from the site and may therefore not be accessible by walking or cycling. However the site is within 200m of a bus stop at the post office where a regular bus service to Salisbury enables access to higher order services within 20min. The bus also stops outside the school.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>The site is predominantly greenfield but the garage forms previously developed land and could be re-developed.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>There is no evidence to suggest that the site is affected by contamination, or formally registered as such in accordance with the provisions of relevant legislation. It is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</p>
<p>5. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team</p>

6. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected.
7. Protect the best and most versatile agricultural land?	The site is partially covered by previous developed land which would not constitute best and most versatile agricultural land. Even if the remainder of the land was found to be Grade 1, 2 or 3a best and most versatile agricultural land, given the scale of development and location such a loss would be minor to negligible.
8. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources.</p> <p>The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation.</p>
Assessment outcome (on balance) -	
<p>SUMMARY OF SA OBJECTIVE 2</p> <p>The site is located within the village of Winterbourne Gunner and services and facilities can be accessed by public transport locally. There is no evidence of contaminated land or best and versatile agricultural land, if found to be of high quality its loss would be minor to negligible given the size of proposed development. On the basis of the available evidence the effects on the objective are considered to be minor adverse.</p>	
<p>SA objective 3. Use and manage water resources in a sustainable manner</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?	Capacity appraisals need to be undertaken by Wessex Water in relation to both the supply of water as well as foul drainage for which there is currently limited capacity. These are not likely to hinder the delivery of the site by 2026. Offsite connecting sewer is required with downstream upsizing works.
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<p>In the light of capacity issues, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water, particularly in relation to foul drainage. There is a need to resolve any foul water disposal which may require offsite storage.</p> <p>Evidence suggests that investment would be needed given the distance of the site to trunk mains.</p>
3. Ensure the installation of water	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g.

<p>saving measures such as rainwater harvesting and water metering?</p>	<p>water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. Alternative harvesting systems such as underground tanks need to be explored in order to proactively manage surface water runoff from developments.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>There is limited capacity in local foul water systems. Offsite connecting sewer is required with downstream upsizing works. A capacity appraisal would be necessary to determine the scope of network reinforcement.</p> <p>There are no public surface water systems at this location. The site would be unable to proceed without satisfactory surface water outfall. Investigation of on-site and off-site capacity to manage surface water/discharge to sewerage systems would need to be undertaken.</p> <p>Given underlying chalk, the site is within a sensitive groundwater area so will require testing and monitoring for at least 12 months to determine the level of ground water and in order to determine a suitable storm water disposal system which may have an impact on the size and area of development. Mitigation could be problematic. Guidance is available in the Council's Groundwater Strategy and CIRIA guidance, part E chapter 25.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>Development would lead to a limited increase in demand for water. The site does not fall within a Ground Water Protection Zone. In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. The site is within an identified 'Groundwater area' so will require testing and monitoring for at least 12 months to determine the level of ground water. Further guidance can be found in the Council's Groundwater Strategy.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site falls within the catchment of the Hampshire Avon. Potential impacts of increased water abstraction will need to be considered further. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>SUMMARY OF SA OBJECTIVE 3</p> <p>There is limited capacity in water supply mains. In addition there is limited capacity in local foul water systems. Appraisal work is needed to confirm the scope of improvements. An offsite connecting sewer is required with downstream upsizing works. There are no public surface water systems at this location. The site would be unable to proceed without a satisfactory surface water outfall. Due to the relationship of the site with SACs, likely significant effects are triggered based on a settlement</p>	

level HRA screening. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process. Investment into water infrastructure would be required to mitigate deficits and surface water mitigation could be problematic.

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

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

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>Development is likely to increase local commuter traffic, which may impact on local air quality. However, it is recognised that the development is within a varying distance of key services and facilities but they are in principle accessible by foot or public transport. This should help limit the extent of additional traffic emanating from the site.</p> <p>Measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. Such measures may include maximising opportunities for use of sustainable transport modes and Such may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies. The site is located on the edge of Winterbourne, adjacent to the A338 and there are residential areas nearby. Therefore the area is already affected by some noise and light pollution from development and traffic. Nonetheless the effects of an additional 10 dwellings at this site would need to be further assessed at application stage.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>The pig farm at Manor Farm to the south east lies within 1,000m of this site. The pig farm has historically attracted odour complaints and is the sort of operation that is likely to give rise to such complaints. The site does have an odour management</p>

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

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

avoided?	address environmental impacts.
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 4	
Air quality will be impacted through construction and operation of the development but mitigation measures are available to reduce the impacts. In addition, there may be odour impacts from a local pig farm approx. 1,000m to the south which has resulted in complaints near this candidate site. However, there is no evidence that this site would be directly affected to an extent that development would be precluded. On balance the effects on the objective are considered to be minor adverse.	
SA objective 5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions	
Decision Aiding Questions. Will the development site...	
1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources will be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
4. Minimise contributions to climate change through sustainable building practices?	Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.
Assessment outcome (on balance) -	

SUMMARY OF SA OBEJCTIVE 5a

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

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

Decision Aiding Questions. Will the development site...

<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is some 40m south of the Flood Zone 2/3 associated with the River Bourne. The site would be unable to proceed without satisfactory surface water outfall. While no insurmountable constraints have been identified underlying chalk may be susceptible to seasonal groundwater levels. 12 months monitoring will be required to determine groundwater levels. This location is also subject to groundwater induced sewer flooding. Investigations will be required in accordance with the Council's Groundwater Strategy and to determine a suitable storm water disposal system which may have an impact on the size and area of development.</p>
<p>2. Ensure that development can adapt to the predicted future impacts of climate change?</p>	<p>Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. <p>Development would need to include climate change adaptation measures such as: designing to prevent overheating; for heat resistant landscaping; for more resilient foundations/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the</p>	<p>There is a potential risk from groundwater and surface water flooding. Monitoring and site investigations in respect of groundwater levels will be required to devise appropriate engineering solutions to mitigate this, including suitable storm water</p>

risk of flooding including: Sustainable Drainage Systems?	disposal. Mitigation could be problematic. Attenuation measures may have an impact on the size and area of development.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. The site is approximately 40m south of an area of flood risk (Flood Zone 2/3). There is a risk from groundwater and surface water flooding and monitoring and site investigations will be required to devise appropriate engineering solutions to mitigate this. Site investigation would be required to determine the feasibility of surface water attenuation/disposal on and off-site. A Flood Risk Assessment would be required.
5. Protect and enhance the natural function of floodplains?	In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain.
Assessment outcome (on balance) - -	
SUMMARY OF SA OBJECTIVE 5b	
<p>The site is located within Flood Zone 1. The site is approximately 40m south of an area of flood risk (Flood Zone 2/3). There is a risk from groundwater and surface water flooding and monitoring and site investigations will be required to devise appropriate engineering solutions to mitigate this. Site investigation would be required to determine the feasibility of surface water attenuation/disposal on and off-site. A Flood Risk Assessment would be required.</p> <p>The site would be unable to proceed without satisfactory surface water outfall. While no insurmountable constraints have been identified underlying chalk may be susceptible to seasonal groundwater levels. 12 months monitoring will be required to determine groundwater levels. This location is also subject to groundwater induced sewer flooding. Investigations will be required in accordance with the Council's Groundwater Strategy and to determine a suitable storm water disposal system which may have an impact on the size and area of development.</p> <p>Overall, the site would likely have a moderate adverse effect on this objective.</p>	
SA objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	
1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks &	The site falls within the Winterbourne Conservation Area. There are no listed buildings on or directly adjacent to the site. However, there are two Grade II listed buildings north and south of the site. It would be likely that development on this site would impact on the setting of these designated heritage assets. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development.

Gardens?	
2. Ensure appropriate archaeological assessment prior to development?	<p>A high level Historic Landscape Character appraisal has been carried out which considers the site to have a medium sensitivity. The site constitutes land adjacent to surviving post medieval water meadows. Water meadows are rare and can be locally significant contributors to character. Mitigation is unlikely to be possible.</p> <p>The archaeology potential here is High/Medium as there are remnant earthwork remains of Medieval and Post-Medieval water meadows south of the river. The area has not been subject to any previous investigation so an archaeological assessment would be required as part of a planning application.</p>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	This is not applicable for this site.
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	There are no management objectives for this conservation area. Development would be within the conservation area and may affect the setting and significance of this designation. Development would reduce the sense of rural connectivity which is an important feature of this part of the conservation area. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. There may be adverse effects and mitigation does not appear possible.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	On the basis of the available evidence there is no potential for development to save heritage sites identified being at risk.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site does not fall within the proximity of the Stonehenge an Avebury World Heritage Site.
Assessment outcome (on balance) - - -	
SUMMARY OF SA OBJECTIVE 6	
The site constitutes land adjacent to surviving post medieval water meadows. Water meadows are rare and can be locally significant contributors to character. On the basis of the available evidence, development would most likely have an adverse effect on the conservation area since it would result in the loss of land which provides	

a sense of rural connectivity and is an important feature of the conservation area. Mitigation of these effects is unlikely. On balance the effect is considered to be major adverse against this objective.

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

Decision Aiding Questions. Will the development site...

1. Protect and enhance the landscape character and scenic quality of the countryside?	The area falls within the Chalk River Valley and is considered to be in good condition, with strong strength of character. The strategy is to conserve the landscape character. The site falls into a Special Landscape Area. The majority of the site is a County Wildlife Site (Winterbourne Gunner Meadows) and falls into the Conservation Area. There is a tree belt to roadside and boundary trees. Green infrastructure will be required.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	There is a tree belt to roadside and boundary trees. Green infrastructure will be required.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	A PRoW runs across the site connecting it with the Meadows further to the north. This could enable access to the wider countryside for residents.
4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs?	The site falls into a Special Landscape Area. Development of the site would avoid some of the more highly valued designations such as AONBs.
5. Protect rights of way, open space and common land?	Public footpath WINT19 runs across the site and development would have to consider mitigation measures to retain the footpath.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site would not adversely affect the Green Belt.

Assessment outcome (on balance) -

SUMMARY OF SA OBJECTIVE 7

The site falls into the Special Landscape Area and forms part of the Conservation Area. Measures are possible to mitigate potentially adverse effects on the local landscape, for instance by implementing green infrastructure and retaining the local footpath and boundary features. On the basis of the available evidence, the effects on the objective would be minor adverse.

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

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The site has capacity for 10 units which would be unlikely to provide any affordable housing.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	While additional market housing could be provided, it is unlikely that affordable housing would be provided, which could otherwise improve the local offer of types and sizes meeting the needs of the community.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs. Mitigation measures identified in this assessment may reduce the overall capacity however.
4. Have regard to the settlement hierarchy?	The development would contribute to housing growth in a large village which is a sustainable location in accordance with the Wiltshire Core Strategy, and prevent development coming forward in unsustainable locations.
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.
6. Consider the emerging Neighbourhood Plans?	At this stage, and on the basis of evidence provided by the Qualifying Body, it is unlikely that the emerging Neighbourhood Plan / Neighbourhood Development Order will deliver certainty of supply in the local area. The Winterbourne NP is at a very early stage in its development.
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	The site would fill a gap between developed areas in Winterbourne so it would not generate an isolated development. The adequacy of proposed units would have to be determined at application stage taking into account evidence on local needs; but the site would not deliver affordable housing.

Assessment outcome (on balance) + +

SUMMARY OF SA OBJECTIVE 8

While overall 10 dwellings could be realised the site would fail to deliver affordable housing which could address local need. However, given the provision of housing within the village this site could have up to moderate positive effects on this objective.

SA objective 9. Reduce poverty and deprivation and promote more inclusive and self-contained communities
Decision Aiding Questions. Will the development site...

1. Promote design of buildings and spaces to reduce crime and the fear of crime?	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. Design of the scheme would have to create spaces which do not pose a potential danger for residents and visitors during day/night-time. There is no evidence that this could not be achieved although details would have to be provided at detailed proposals stage.
2. Promote design of buildings and spaces to reduce obesity?	Additional space would be required to integrate schemes for example which encourage walking and cycling; residential areas with shared spaces between vehicles and pedestrians/cyclists; and adequately designed landscape areas. This would need to be considered more holistically as part of a development proposal. The site is within up to 300-1,200m of village facilities including cricket ground and school which generally would encourage walking and cycling and a healthier lifestyle.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	Core Policy 45 and 46 in the Core Strategy require development to respond to the changing needs of the population locally, including the needs of the elderly. Lifetime Homes for example could be integrated into the development alongside other types of properties needed; however the site would not yield affordable housing. Overall the development should also consider appropriate integration with existing development. There is no evidence that this could not be achieved on this site.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	The evidence available to date suggests that there is a GP surgery capacity deficit locally. Developing the site to its approximate capacity would result in additional demand on the local health service and according to the evidence available to date there is a capacity gap at the local surgeries. The development will impact on small Porton branch surgery which has capacity issues. Mitigation would be required to support additional patient capacity.
5. Maximise opportunities within the most deprived areas?	The site falls within LSOA 049D which is amongst the 20% least deprived neighbourhoods in the country. Development at this site is not likely to have adverse impacts on deprivation in the local area.
6. Reduce rural isolation, including access to services for those without a car in rural areas?	In accordance with national policy/local plan policy, the allocation and development of the site would improve rural cohesion and reduce the need to travel to local service/facilities by private car. The site abuts existing residential areas so its development would not result in an isolated development. The limited distance to essential village facilities would assist those

	without a car. Winterbourne has a regular bus service to the local school and further on to Salisbury where higher order facilities and services could be accessed within 20min.
7. Support the development of community campuses?	The campus initiative is directed towards the towns so this is not applicable for The Winterbournes.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>Winterbourne Earls Primary School is within walking distance of the site but would involve crossing the main road. It is almost full and forecast to remain so. The school site is not sufficient to further expand the school. They are popular and take a number of pupils from outside of their catchment area. So new homes would eventually effectively push children back to their local schools. However in the short term a large development may mean that people moving in with older children could be unable to gain a place at the school. The school is however likely to be able to admit pupils arising from a small level of development e.g. 30 units or less.</p> <p>Gomeldon School is full and forecast to remain so; it is also not capable of expansion. It experiences similar issues to the Winterbourne Earls School. Anyone moving in with a child below school age would be able to gain a reception place at the school however the school would not be able to admit any children already of school age as those year groups are already full.</p> <p>In relation to secondary education, Sarum Academy is proposed to be expanded. Mitigation will be required from this development.</p>
Assessment outcome (on balance) -	
SUMMARY OF SA OBJECTIVE 9	
<p>The site is within reasonable proximity to the services and facilities provided by the village. Given the site is located in a village, there is more limited access to the types of facilities found in higher order settlements such as hospitals or colleges, but the principal settlement of Salisbury can be reached by bus within 20min on a regular basis. The site has potential to integrate measures to encourage healthier lifestyles, and its proximity to the village centre providing key facilities and public transport may result in fewer trips by private car. Mitigation would be required to accommodate additional patient demand at Porton surgery. The effects on educational infrastructure are considered to be limited as the school would have capacity to accommodate education requirements from the development of this site since it would be less than 30 units.</p> <p>On balance this site option is considered to have a minor adverse effect on this objective.</p>	
SA objective 10. Reduce the need to travel and promote more sustainable transport choices	
Decision Aiding Questions. Will the development site...	

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

1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant to this location.
2. Support the rural economy?	The site is located close to the centre of the village and is in part used currently as a garage, the loss of which would be contrary to the aims and objectives of Wiltshire Core Strategy. It could be retained but placing residential development in such close proximity could be problematic in terms of future business needs and the living conditions of future occupiers. New housing could contribute the local economy through the use of shops and services, however given the scale of development this would be limited in comparison to the loss of the garage and associated employment and role it provides in the village and wider area.
Assessment outcome (on balance) - - -	
<p>SUMMARY OF SA OBJECTIVE 11</p> <p>The site includes a garage in active use. Development of the site for housing would result in the loss of employment / economy from the village, thus failing to support the local rural economy. The loss of employment land is contrary to Wiltshire Core Strategy. Overall it is considered that it is likely that there would be a major adverse effect should this site be considered further for housing development. Development of the site for housing would fail to meet the aim of SA Objective 11 and a major adverse effect is therefore likely.</p>	
<p>SA objective 12. Ensure adequate provision of high quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Protect and enhance the vitality and viability of existing employment areas?	Development of the site for housing would result in the loss of this employment land which would fail to support the vitality and viability of existing employment within the village and wider community area contrary to the aims and objectives of Wiltshire Core Strategy.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away.
Assessment outcome (on balance) - - -	
SUMMARY OF SA OBJECTIVE 12	

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

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

