

Wiltshire Housing Site Allocations Plan Sustainability Appraisal Report

ATKINS

Annex 1 A.10 Warminster Community Area Remainder

Wiltshire Council

May 2018

ANNEX 1 – A.10 Warminster Community Area Remainder

SITE OPTIONS ASSESSMENT TABLES

A.10. Warminster Community Area Remainder

Warminster Community Area Remainder - Stage 3 Site Assessment Tables

Sites considered in this Area of Search

Site 316 - Barters Farm, Chapmanslade	Site 612 - Chitterne Road, Codford
Site 3203 - Land at North West Chapmanslade	Site 3491 - Mayflower Farm, Codford
Site 1022 - Green Farm Industrial Estate and adjacent land, Chapmanslade	Site 3397 - Bury Farmyard, Green Lane, Codford
Site 3486 - Heytesbury Park, Heytesbury	Site 3506 - Manor House Grounds, Codford
<u>Site OM004 - Land west of Heytesbury adjacent to Greenlands, Heytesbury</u>	

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

Site 316 - Barters Farm, Chapmanslade	Site 3203 – Land at North West Chapmanslade
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Chapmanslade

Site 316 - Barters Farm, Chapmanslade

Site context

Site size: 1.35ha. Site capacity: approximately 32 dwellings

The site is part of the Barters Farm nursery site which is flat. It currently comprises of modern barn structures and poly-tunnel with access lanes between them. The boundaries are a mixture of fencing and mature trees/hedgerows. There are telegraph pole lines across the site. The site is accessed through Cleyhill Gardens, a residential road.

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 recognised as previously developed land and therefore may have already had some limited adverse effects regarding fragmentation of existing habitats. There is potential for bat roosts within existing buildings. The site is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of further habitat fragmentation and allow appropriate restoration.
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, SNAs, AONBs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	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. Any development of this site should give consideration to retaining and enhancing existing hedgerows (UK BAP Priority Habitat), where possible, and trees on the site boundary, which would be beneficial to wildlife. Some of the fields surrounding the site form part of the Nursery. There is potential for these to provide further opportunity for biodiversity enhancement. There are existing records of bats within the locality, therefore there is potential for bat roosts within the existing buildings. The site is within the core buffer area of the Bath and Bradford-on-Avon Bats SAC (greater horseshoe bats) therefore ecological assessments will be required to provide sufficient information linked to the Bats SAC. The site, especially its field margins are good for Great Crested Newts, badgers, nesting birds, reptiles (records of grass snake nearby), etc. The pond has potential for Great Crested Newts. Hedgerows form secondary wildlife corridors which contribute to connectivity in the wider landscape.
3. Result in greater community engagement with biodiversity?	Given the size of the site it could be possible that development of this site could lead to greater community engagement with biodiversity through provision of open space and access to the open countryside beyond.
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. There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows and trees along the boundaries of the site where possible. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of public open space which may give opportunities for biodiversity enhancement.
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 that will protect and enhance existing biodiversity features and species and allow for biodiversity 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 protecting BAP habitats/species (hedgerows). There is potential for bat roosts within existing buildings. Ecological assessment would need to be undertaken.

7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	The site is within the core buffer area of the Bath and Bradford-on-Avon Bats SAC (greater horseshoe bats) therefore ecological assessments will be required to provide sufficient information linked to the Bats SAC.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 1</p> <p>The site is considered previously developed land. There are several existing buildings, areas of scrub, trees and hedgerows within the site parameters. The site is within the core buffer area of the Bath and Bradford-on-Avon Bats SAC. There are records of bats and grass snake within the locality and the site and its surroundings has the potential to provide suitable habitat to a number of other species, Great Crested Newts, badgers, reptiles, nesting birds, etc. Ecological assessment and further details on the proposals will be required to accurately assess likely impacts. There is potential to create or enhance habitats. Development of this site should give consideration to retaining and enhancing existing hedgerows (UK BAP Priority Habitat) and trees on the site boundary where possible. Hedgerows form secondary wildlife corridor which contribute to connectivity in the wider landscape. The evidence base indicates there are few ecological issues in relation to this site. Overall it is considered that development would have a minor effect against SA Objective 1.</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 Chapmanslade which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and there is a bus stop present within the village providing connectivity to Westbury, Warminster and Frome and the wider public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Westbury, Warminster or Frome for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>This is a previously developed land site, the re-use of which would be maximum.</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. The site is located on previously developed land. The site should be screened for contaminated land potential and any necessary mitigation measures identified.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
<p>5. Protect and enhance soil quality?</p>	<p>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.</p>
<p>6. Protect the best and most versatile agricultural land?</p>	<p>The site is located on Grade 1 and 2 agricultural land. Given the use of the site as a nursery it is likely that the agricultural grade is not significantly affected by the use other than the land which comprises buildings/hardstanding. Therefore, development of the site would potentially involve the loss of BMV land. Notwithstanding this, given the scale of development and location such a loss of best and most versatile agricultural land would be minor to negligible.</p>
<p>7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?</p>	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. 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

The site is located on previously developed land. The loss of BMV land would be minor to negligible. The site should be screened for contaminated land potential and any necessary mitigation measures identified. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.

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

Decision Aiding Questions. Will the development site...

<p>1. Take into account predicted future impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change.</p> <p>The site falls within the catchment area supplied by Wessex Water. There is limited capacity for foul drainage discharge. Discharge of storm/surface water into the foul drainage system would not be appropriate as the sewer is 500m from the site. This will require further investigation to ensure a satisfactory conclusion.</p> <p>A Sustainable Drainage System (SuDs) scheme would be permissible only if groundwater levels allow; and infiltration rates are of an acceptable level. Monitoring will be required in accordance with the Council's Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a suitable storm water disposal system which may have an impact on the size and area of development. The design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk.</p> <p>There is adequate capacity to supply the site with water.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewerage infrastructure to cope with demand however further investigation is required in order to fully determine this. Where the pressure exerted by new housing development could lead to capacity issues, particularly in relation to foul drainage and surface water drainage, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>

<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Where appropriate, the development of the site may need to make provision for on-site storm/surface water and foul water drainage.</p> <p>Chapmanslade has no public storm sewers. Storm/surface water could not be discharged into the foul drainage system. Permeability testing (to BRE Digest 365) will be required to establish viability. Discharge into nearby ditch/watercourse will require an application for land drainage consent. A SuDS scheme would be permissible only if groundwater and filtration is of an acceptable level.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p> <p>The site does not lie within a Groundwater Source Protection Zone. As such the risk of development contaminating potable water resources is considered to be negligible.</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>Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 3</p> <p>Residential development on this site would result in an increase in demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction throughout the local catchment area need to be assessed further through the selection process and in the determination of any planning application. Further capacity assessment is needed in respect of foul drainage and in particular storm water and surface water drainage. These matters should not preclude the development of the site but need further investigation.</p> <p>A SuDs scheme would be permissible only if groundwater and filtration is of an acceptable level.</p> <p>The site does not lie within a Groundwater Source Protection Zone.</p> <p>Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.</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>The site is not located within an Air Quality Management Area (AQMA) and currently Chapmanslade does not have any specific air quality issues.</p> <p>No significant effects on air quality are foreseen with development at this location but minor effects are likely. Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic).</p> <p>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 within walking distance of village services which could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy and is unlikely to adversely affect any AQM elsewhere within the county. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.</p>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which 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 would be required. The site does not fall within or in close proximity to any other likely significant</p>

and/or location of development?	sources of environmental pollution (air, noise, odour and light).
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 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 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, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	

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

<p>Summary of SA Objective 4</p> <p>The site is in a central location to the village of Chapmanslade and is within an accessible location to the services offered at the village level. Development of the site would increase commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. 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. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs.</p> <p>The site does not fall within a designated AQMA and does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour, light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures would need to be developed in accordance with national and local plan policy.</p> <p>Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</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>	
<p>1. Minimise emissions of greenhouse gases and ozone depleting substances?</p>	<p>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.</p>
<p>2. Promote the development of renewable and low carbon sources of energy?</p>	<p>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.</p>
<p>3. Promote energy efficiency in buildings and new development?</p>	<p>Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.</p>
<p>4. Minimise contributions to climate change through sustainable building practices?</p>	<p>Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design measures to promote a reduction in energy consumption by the development. The use of Construction Management Plans for the construction phase could also encourage sustainable building practices.</p>
<p>Assessment outcome (on balance) -</p>	

<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. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Effects are considered likely to be minor adverse against 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>	
<p>1. Take into account the predicted future impacts of climate change in the location and design of development, ensuring that development can adapt to any future flood risk scenarios?</p>	<p>The site is wholly located within Flood Zone 1. The layout design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape. As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size.</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/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p>A SuDs scheme would only be permissible if groundwater levels allow; and infiltration rates are of an acceptable level. Drainage solutions might affect the developable area of the site.</p> <p>Storm/surface water disposal also needs to be considered as part of any surface water strategy. Further guidance can be</p>

	found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25.
4. Minimise the risk of flooding to people and property (new and existing development)?	The site is located within Flood Zone 1. Storm/surface water disposal also needs to be considered as part of any surface water strategy. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25.
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 may have the potential to be addressed through mitigation measures to ensure the surface runoff from the site is not increased.</p> <p>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 a Flood Risk Assessment will be required as the site is over 1ha. A SuDs scheme would be permissible only if groundwater and filtration is of an acceptable level. Storm/surface water drainage is identified as potentially problematic and could potentially result in localised surface water flooding and potential to increase flood risk elsewhere and contribute to surface water runoff of pollution and therefore pollution prevention measures will be required.</p> <p>Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would 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 adjoins the curtilage of one grade II listed building and is between approximately 25 - 38m of three other listed buildings. Development of the site may affect the setting of these heritage assets and their significance, however given that the adjoining curtilage is some way from the house and location of vegetation and buildings located between all four listed buildings it is unlikely that any impact would be significant. Development would be subject to a more detailed Heritage Impact Assessment which may result in a reduction to the extent and density of development. Adverse effects are unlikely but in the event they arise, they would seem capable of mitigation. There is no Conservation Area within Chapmanslade and no Scheduled Monuments within close proximity to the site.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as medium so further archaeological assessment to support development of the site is required. The historic landscape of the site has been evaluated as low sensitivity. The site is made up of a modern garden centre built over post medieval and medieval fields, however little of the previous character

	remains legible.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site contains no existing historical 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?	There is no Conservation Area within Chapmanslade. Development would be capable of maintaining and enhancing the character and distinctiveness of Chapmanslade, whether it be through a reduced scale of development, design of dwellings and high quality materials if a Heritage Impact Assessment considers them to be necessary.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no 'at risk' heritage assets on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
Summary of SA Objective 6	
<p>The site is located within close proximity to several grade II listed buildings. Subject to a detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are unlikely but in the event any arise, they would seem capable of mitigation. There is no Conservation Area within the village and no Scheduled Monuments within close proximity to the site. An archaeological assessment would be required to determine the archaeological potential of the site. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</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	The Landscape Character of this site falls within the Greensand Hills/Greensand Terrace typology. It is of strong character, in

<p>character and scenic quality of the countryside?</p>	<p>good condition. The County Landscape Character Assessment defines the strategy for this type of land as to conserve. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Chapmanslade, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees to shield the development contained within. There are hedgerows present on site which could be extended for further screening given the location of the site on the rural fringe. There are sensitive visual receptors (houses) in the vicinity of the site and part of site is brownfield/ nursely. Intervisibility is considered to be low. 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>
<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 through public open space, connections to existing footpath networks (PRoW CHAP14) passes alongside the northern boundary of the site) and green corridors etc.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. 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 greenspace and the wider countryside for recreation.</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 lies outside of the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.</p>
<p>5. Protect rights of way, open space and common land?</p>	<p>In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. PRoW CHAP14 passes alongside the northern boundary of the site. This may require diversion, which may add to travel times and will alter the amenity value of the path. Assuming this right of way remains open during construction and operation, no adverse effects are likely.</p>
<p>6. Protect the Western Wiltshire Green Belt from inappropriate development?</p>	<p>The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.</p>
<p>Assessment outcome (on balance) -</p>	

Summary of SA Objective 7

The site is on the rural fringe of Chapmanslade and is used as a nursery comprising fields and buildings. There are no landscape designations in this area. Views into the site from a number of locations from residential properties and open countryside to the north. The level of effect would depend on the design of the development and employment of appropriate mitigation. 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. Public Footpath CHAP14 passes along the northern boundary of the site. Assuming this right of way remains open during construction and operation, no adverse effects are likely. The site is of a size which could deliver areas of public open space or green infrastructure within the site. Overall it is considered that the effects on this 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 development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	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 the towns 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?	There is no known emerging Neighbourhood Plan.
7. Provide for an adequate range of housing in rural areas, whilst	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the needs of rural communities.

avoiding isolated dwellings?	
Assessment outcome (on balance) + + +	
Summary of SA Objective 8	
<p>The whole SHLAA site provides capacity for approximately 32 residential units (though this may be reduced through the mitigation set out in this assessment). 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. Overall it is considered that allocation of this site is likely to have major benefits in terms of meeting the aim of SA Objective 8.</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. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is no doctor’s surgery within Chapmanslade village. Chapmanslade is within the catchment of White Horse Surgery, Westbury, located approximately 3 miles away and Avenue Surgery, Warminster, located approximately 4.5 miles from the village. The site is also within the outer boundary of the catchment of the Smallbrook Surgery, Warminster, located approximately 4.5 miles from the site. All town surgeries currently have capacity issues and would require mitigation to meet additional patient demand. Chapmanslade is also close to the Frome border and therefore residents could use facilities outside Wiltshire.
5. Maximise opportunities within the	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to

<p>most deprived areas?</p>	<p>access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Chapmanslade area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 0047A LSOA, which is amongst the 50% least deprived neighbourhoods in the country². Development of this site is likely to contribute to improving poverty and deprivation in this area.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. 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. The village is serviced by a bus route providing connectivity to Warminster, Westbury and Frome and the wider the public transport network. Given the limited services within Chapmanslade it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</p>
<p>7. Support the development of community campuses?</p>	<p>Development of community campuses is directed to the town level and therefore this is not appropriate for this site.</p>
<p>8. Is the site accessible to local schools and is there capacity to cope with additional demand generated from the site?</p>	<p>The site falls in the Chapmanslade Church of England Primary School and Matravers Secondary School catchment area. The Primary School is already full in 4 out of 7 year groups and is forecast to remain nearly at capacity but could accommodate limited growth. The school site is already undersized and any further expansion is unlikely to be possible. Therefore, only a very small housing site would be appropriate (maximum 15 dwellings). Matravers currently has some surplus places but these are expected to fill over the next few years as housing already approved is built plus larger cohorts will begin to feed through from the primary schools. The school could be expanded when necessary.</p>

² English indices of deprivation (DCLG, 2015)

Assessment outcome (on balance) -

Summary of SA Objective 9

The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The site is within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. There may be some adverse effects due to the increase in population numbers and may result in some additional pressure on local facilities such as schools and doctor's surgeries. In regard to SA Objective 9 the effects are judged to be minor adverse. Overall it is considered that there would be a minor negative effect 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 accessibility through the use of developer contributions and site design?	Public Footpath CHAP14 passes alongside the northern boundary of the site. There is scope to extend footpath provision within the site and to connect to the existing PRow network. There is a footway along the eastern side of Cleyhill Gardens which extends to a footway along the High Street (A3098). This footway either extends along the northern or southern side of the main road. A crossing may be required if traffic levels/movements require. There is potential to increase opportunities for increasing walking accessibility to facilities. There is potential opportunity for cycling provision but the A3098 less so for any considerable distance.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is well located in terms of access to the primary school, public house, village hall and church. The village is serviced by a bus route with a bus stop (The Green) some 290m distance which offers a direct service to Westbury, Warminster and Frome. The nearest train station (Dilton Marsh) is beyond walking /cycling distance. However, given the limited services within Chapmanslade it is however likely that residents would be reliant on the use of a private vehicle.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is located in the east of the large village of Chapmanslade. The site is closely related to the village and is within walking distance of the services and facilities,

all of which are accessible by footway. A pedestrian crossing might be required if evidence suggests this is necessary as a result of this development. There is currently no crossing in the village. The types of facilities found in higher order settlements such as Westbury, Warminster and Frome mean that overall residents are still likely to rely upon use of the private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village. Overall it is considered that development of the site would have minor effects against this objective.

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 in this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.

Assessment outcome (on balance) + +

Summary of SA Objective 11

Whilst the site is part of the Barters Farm nursery site it is understood that development of this part of the site would not affect the commercial business of the nursery. Development will increase local population resulting in a contribution towards the local rural economy through use of local services and facilities 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 potential use of local services such as the pub), and will help stimulate the local economy once built by providing an increase in workforce in the medium-long term for local employers. It is expected that development in this location would support the viability of local services, facilities and businesses of Chapmanslade village. Overall it is considered that it is likely that there would be no adverse effect and whilst there are no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely to have moderate benefits for the local economy and meet the aim of SA Objective 11.

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	The site is currently used as part of the Barters Farm nursery site however it is understood that development of this part of the site would not affect the commercial business of the nursery. The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However, in accordance with local plan policy, the development of the site for
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areas?	housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
Assessment outcome (on balance) +	
Summary of SA Objective 12	
<p>The site is used as part of the Barters Farm nursery site; however, it is understood that development of this part of the site would not affect the commercial business of the nursery. 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 1022 – Green Farm Industrial Estate and adjacent land, Chapmanslade

Site context	
<p>Site size: 0.31ha Site capacity: approximately 8 dwellings</p> <p>The site is in the centre of the village on the south side of the main road through the village. It is made up of approximately 6 small units with small business units. To the south is open countryside with views over the valley towards Cley Hill, with residential housing to the east and grazing field to the west. Access is off the main road through the village. There is a telegraph pole on the edge of the site in the west.</p>	
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 recognised as previously developed land and therefore may have already had some limited adverse effects regarding fragmentation of existing habitats. The site is currently in employment use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of further habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local	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. Any development of this site should give consideration to retaining and enhancing

<p>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>existing hedgerows (UK BAP Priority Habitat), where possible, which would be beneficial to wildlife. There are existing records of bats within the locality (Pipistrelle and Brown long-eared bats), therefore there is potential for bat roosts within the existing buildings. The site is within the core buffer area of the Bath and Bradford-on-Avon Bats SAC; therefore, ecological assessments will be required to provide sufficient information linked to the Bats SAC. Hedgerows form secondary wildlife corridors which contribute to connectivity in the wider landscape.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>Given the size of the site it could be possible that development of this site could lead to greater community engagement with biodiversity through provision of open space and access to the open countryside beyond.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>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. There are no river corridors within or adjacent to this site. Protection should be given to hedgerows along the boundaries of the site where possible. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of public open space this may give opportunities for biodiversity enhancement.</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<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 gain.</p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/ species?</p>	<p>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows/bats). Potential for bat roosts within existing buildings. There would need to be ecological assessments undertaken for bats in support of any planning application.</p>
<p>7. Consider the findings of the HRA in site selection and design?</p>	<p>The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement.</p>
<p>8. Maintain the existing extent of ancient woodland sites?</p>	<p>The development of the site would not affect ancient woodland sites. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries.</p>
<p>9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest</p>	<p>Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.</p>

SPAs?	
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	The site is within the core buffer area of the Bath and Bradford-on-Avon Bats SAC; therefore, ecological assessment will be required to provide sufficient information linked to the Bats SAC.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) -	
Summary of SA Objective 1	
<p>The site is considered previously developed land. There are several existing buildings and hedgerows within the site perimeters. The site is within the core buffer area of the Bath and Bradford-on-Avon Bats SAC and there are records of bats within the locality. 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. Development of this site should give consideration to retaining and enhancing existing hedgerows (UK BAP Priority Habitat) on the site boundary, where possible. Hedgerows form secondary wildlife corridor which contribute to connectivity in the wider landscape. The evidence base indicates there are few ecological issues in relation to this site. Overall it is considered that development of the site would have minor effects against SA Objective 1.</p>	
SA Objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the large village of Chapmanslade which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and there is a bus stop present within the village providing connectivity to Westbury, Warminster and Frome and the wider public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Westbury, Warminster or Frome for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location.

2. Maximise reuse of previously developed land where possible/appropriate?	This is a previously developed land site and there is potential for maximising the reuse of previously developed land. However, re-development of the site for housing would result in the loss of the small business park.
3. Encourage remediation of contaminated land?	Given the existing buildings and use of the site, it is considered possible that some of the land might be contaminated, in which case remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	The site contains commercial premises and would not, therefore, involve the loss of BMV land.
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) -	
<p>Summary of SA Objective 2</p> <p>The site is located on previously developed land. There would be no loss of BMV land. Given the existing buildings and use of the site, it is considered possible that some of the land might be contaminated, in which case remediation measures would be required in order to facilitate development of the land for housing. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall it is considered that re-development of the site for housing would have a minor adverse effect against SA Objective 2.</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>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change.</p> <p>The site falls within the catchment area supplied by Wessex Water.</p> <p>The site lies within a 1 in 30 flood risk area and surface water flooding would be highly likely. Suitable drainage systems for storm/surface water disposal need to be investigated.</p> <p>Foul drainage connections are possible to the existing sewer system in the High Street. There are is no public surface water system at this location and surface water connections will not be permitted to the foul water system.</p> <p>Further investigation will need to be made on storm/surface water flood risk and mitigation works will need to be detailed to reflect the likely risk of flooding. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Development of the site could not proceed without satisfactory surface water outfall to land drainage or soakaway.</p> <p>There is adequate capacity to supply the site with water, however the potential impacts of increased water abstraction need to be assessed further. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the design and layout of any new development.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand however further investigation is required in order to fully determine this. Where the pressure exerted by new housing development could lead to capacity issues, particularly in relation to foul drainage and surface water drainage, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Chapmanslade has no public storm sewers. Storm/surface water could not be discharged into the foul drainage system. Storm/surface water drainage attenuation measures, including the monitoring of groundwater levels (in accordance with the Council's Groundwater Strategy and CIRIA guidance, part E, chapter 25) would need to be addressed as part of any planning process and may have an impact on the net developable area. A SuDs scheme would be permissible only if groundwater and filtration is of an acceptable level.</p>

<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p> <p>The site is within Groundwater Source Protection Zone 2C and hence the likelihood of pollution of water resources from storm water run-off would need to be addressed. There is potential to mitigate any impacts through pollution prevention measures in consultation with the Environment Agency.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 3</p> <p>Residential development on this site would result in a limited increase in demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction need to be assessed further in the determination of any planning application. Foul drainage connections are possible to the existing sewer system in the High Street. Storm/surface water could not be discharged into the foul drainage system and could result in potential flooding issues. Further investigation is required. However, provided suitable drainage attenuation measures are used these matters should not preclude the development of the site.</p> <p>A SuDs scheme would be permissible only if groundwater and filtration is of an acceptable level.</p> <p>The site is located within Groundwater Source Protection Zone 2C and therefore there is potential for surface water pollution caused by run-off. However, there is the potential to introduce pollution prevention measures in consultation with the Environment Agency and the Council’s drainage team.</p> <p>Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.</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</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Chapmanslade does not have any</p>

<p>quality?</p>	<p>specific air quality issues.</p> <p>No significant effects on air quality are foreseen with development at this location but minor effects are likely. Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic).</p> <p>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 within walking distance of village services which could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy and is unlikely to adversely affect any AQM elsewhere within the county. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which 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 would be required. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or</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 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 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, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
Summary of SA Objective 4	
The site is in a central location to the village of Chapmanslade and is within an accessible location to the services offered at the village level. Development of the site would increase commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. 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. It is unlikely that local air quality will be	

³ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

denigrated to the extent that this would impact on local biodiversity sites and SACs.

The site does not fall within a designated AQMA and does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour, light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures would need to be developed in accordance with national and local plan policy.

Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.

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

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
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. The likely effects are considered to be minor adverse 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 wholly located within Flood Zone 1. However, the site lies within a 1 in 30 flood risk area and surface water flooding would be highly likely.</p> <p>As such, the development of the site would need to ensure that storm/surface water run-off would not contribute to potential flood risk. Storm/surface water discharge is an issue and requires further investigation. Monitoring will be required in accordance with the Council’s Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a suitable storm water disposal system which may have an impact on the size and area of development. The design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk.</p> <p>The layout design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p> <p>Further investigation will need to refer to EA on abstraction licences. Further guidance can be found in the Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. 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.

	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).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	<p>A SuDs scheme would be permissible only if groundwater and filtration is of an acceptable level. Drainage solutions might affect the developable area of the site.</p> <p>Storm/surface water disposal also needs to be considered as part of any surface water strategy especially given localised flooding on the A30. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25.</p>
4. Minimise the risk of flooding to people and property (new and existing development)?	<p>The site is located within Flood Zone 1. However, the site lies within a 1 in 30 flood risk area and surface water flooding would be highly likely.</p> <p>Development of the site would need to ensure that storm/surface water run-off would not contribute to potential flood risk to people and property within the area. Storm/surface water discharge is an issue and requires further investigation.</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 and risk of flooding created by impermeable surfaces on the site due to residential development may have the potential to be addressed through mitigation measures to ensure the surface runoff from the site is not increased.</p> <p>The site lies within a 1 in 30 flood risk area and surface water flooding would be highly likely. Storm/surface water discharge would be problematic and requires further investigation and suitable mitigation. Development of the site would need to ensure that storm/surface water run-off would not contribute to potential flood risk. Monitoring will be required in accordance with the Council's Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a suitable storm water disposal system which may have an impact on the size and area of development. The design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk.</p> <p>On the balance of available evidence, it is considered that there are moderate adverse effects against this objective.</p>	
SA Objective 6. Protect, maintain and enhance the historic environment	
Decision Aiding Questions. Will the development site...	

<p>1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?</p>	<p>There are several grade II listed buildings located to the east of the site, the nearest being approximately 130m (82-86 High Street). The site is separated from these heritage assets by existing development and vegetation and it considered unlikely that development on the site would have a significant negative impact given these issues and the distances involved. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are unlikely given the existing industrial uses on the site, but in the event they arise, they would seem capable of mitigation. There is no Conservation Area within Chapmanslade and no Scheduled Monuments within close proximity to the site.</p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p>The archaeological potential of the site has been evaluated as medium so further archaeological assessments to support development of the site are required. The historic landscape of the site has been evaluated as low sensitivity. The site is made up of modern industrial units built on post medieval fields which themselves were created on the old village. Little of the historic landscape character remains legible.</p>
<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p>The site contains no historical buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.</p>
<p>4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?</p>	<p>There is no Conservation Area within Chapmanslade. Development would be capable of maintaining and enhancing the character and distinctiveness of Chapmanslade, whether it be through a reduced scale of development, design of dwellings and high quality materials if a Heritage Impact Assessment considers them to be necessary.</p>
<p>5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?</p>	<p>There are no heritage assets at risk within the site.</p>
<p>6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?</p>	<p>The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 6</p> <p>The site is located within close proximity to several grade II listed buildings, the setting of which compromises an existing industrial estate. Subject to a Historic Impact</p>	

Assessment this may reduce the extent and/or density of development. If adverse effects do arise, mitigation would appear achievable. There is no Conservation Area within the village and no Scheduled Monuments within close proximity to the site. An archaeological assessment would be required to determine the archaeological potential of the site. Overall it is considered that development would have minor effects against SA Objective 6.

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 of this site falls within the Greensand Hills typology. It is of strong character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as to conserve. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Chapmanslade, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees to shield the development contained within. There are hedgerows present on site which could be extended for further screening given the location of the site on the rural fringe. There are sensitive visual receptors (houses) in the vicinity of the site and there are existing small industrial units present. Intervisibility is considered to be low. 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 and would be no more harmful than the small industrial units currently occupying the site, especially given the existing use of the site as a small business park has already set a precedent for development on the site.</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 through public open space, connections to existing footpath networks (PRoW CHAP8 passes through the site) and green corridors etc.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. 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 greenspace and the wider countryside for recreation, however this would be limited given the size of the site.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three</p>	<p>The site lies outside of the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.</p>

local AONBs ⁴ ?	
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. PRow CHAP8 passes through the site. This may require diversion, which may add to travel times and will alter the amenity value of the path. Assuming this right of way remains open during construction and operation, no adverse effects are likely.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 7</p> <p>The site is on the rural fringe of Chapmanslade and is currently used as commercial premises comprising several small industrial units. There are no landscape designations in this area. Views into the site from a number of locations from residential properties and open countryside to the south. The level of effect would depend on the design of the development and employment of appropriate mitigation. 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. Public Footpath CHAP8 passes through the site. Assuming this right of way remains open during construction and operation, no adverse effects are likely. The site is of a size which could deliver areas of public open space or green infrastructure within the site. Overall it is considered that development would have minor effects against SA Objective 7.</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>	

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

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver an affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	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.
76. Consider the emerging Neighbourhood Plans?	There is no known emerging Neighbourhood Plan.
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.
Assessment outcome (on balance) +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for up to approximately 8 residential units (though this may be reduced through the mitigation set out in this assessment). 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. Overall it is considered that allocation of this site would have a minor positive effect on SA Objective 8.	
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	In accordance with national policy/local plan policy, the development of the site would provide opportunities for social

spaces to reduce crime and the fear of crime?	integration with neighbouring housing areas and thereby reduce crime/the fear of crime. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is no doctor’s surgery within Chapmanslade village. Chapmanslade is within the contractual boundaries of White Horse Surgery, Westbury, located approximately 3 miles away and Avenue Surgery, Warminster, located approximately 4.5 miles from the village. The site is also within the outer boundary of the catchment of the Smallbrook Surgery, Warminster, located approximately 4.5 miles from the site. All town surgeries currently have capacity issues and would require mitigation to meet additional patient demand Chapmanslade is also close to the Frome border and therefore residents could use facilities outside Wiltshire.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Chapmanslade area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire’s most deprived quintile group of Lower Layer Super

	Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 0047A LSOA, which is amongst the 50% least deprived neighbourhoods in the country ⁵ . Development of this site is likely to contribute to improving poverty and deprivation in this area.
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, with a reasonable level of access to the local services and facilities within the village. 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. The village is serviced by a bus route providing connectivity to Warminster, Westbury and Frome and the wider the public transport network. Given the limited services within Chapmanslade it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	The site falls in the Chapmanslade Church of England Primary School and Matravers Secondary School catchment area. The Primary School is already full in 4 out of 7 year groups and is forecast to remain nearly at capacity but could accommodate limited growth. The school site is already undersized and any further expansion is unlikely to be possible. Therefore, only a very small housing site would be appropriate (maximum 15 dwellings). Matravers currently has some surplus places but these are expected to fill over the next few years as housing already approved is built plus larger cohorts will begin to feed through from the primary schools. The school could be expanded when necessary.
Assessment outcome (on balance) -	

⁵ English indices of deprivation (DCLG, 2015)

Summary of SA Objective 9	
The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The site is within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. There may be some adverse effects due to the increase in population numbers and may result in some additional pressure on local facilities such as schools and doctor's surgeries. The effects are considered to be minor 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 accessibility through the use of developer contributions and site design?	Public Footpath CHAP8 passes through the site. There is scope to extend footpath provision within the site and to connect to the existing PRow network. There is a footway along the road, however there is no road crossing. A crossing may be required if traffic levels/movements require. Opportunities for increasing walking accessibility to facilities are therefore limited. There is potential opportunity for cycling provision but the A3098 less so for any considerable distance.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is well located in terms of pedestrian access to the primary school, public house, village hall and church. The village is serviced by a bus route with a bus stop (The Green) some 290m distance which offers a direct service to Westbury, Warminster and Frome. The nearest train station (Dilton Marsh) is beyond walking /cycling distance. However, given the limited services within Chapmanslade it is however likely that residents would be reliant on the use of a private vehicle.
Assessment outcome (on balance) -	
Summary of SA Objective 10	
The site is located to the south of the large village of Chapmanslade. There is an existing vehicular access off the A3098. The site is closely related to the village and is within walking distance of the services and facilities, all of which are accessible by footway. However, there is no road crossing in the village. Should evidence suggest this development would be required to facilitate this development this would be unlikely to be problematic. The types of facilities found in higher order settlements such as Westbury, Warminster and Frome mean that overall residents are still likely to rely upon use of private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village. Overall it is considered that there would	

be a minor negative effect against this objective and mitigation measures are achievable.	
SA Objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	Not relevant in this location.
2. Support the rural economy?	The site is located close to the centre of the village and is currently used as a small industrial estate comprising of small industrial units. Development of the site for housing would result in the loss of this employment land, contrary to the aims and objectives of Wiltshire Core Strategy.
Assessment outcome (on balance) - - -	
Summary of SA Objective 11	
The site is located on an active small industrial estate. Development of the site for housing would result in the loss of some 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.	
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 site is located close to the centre of the village and is currently used as a small industrial estate comprising of small industrial units. 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. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.

Assessment outcome (on balance) - - -

Summary of SA Objective 12

The site is currently used 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. Development of the site for housing would fail to meet the aim of SA Objective 12.

Site 3203 - Land at North West, Chapmanslade

Site context

Site size: 1.78ha Site capacity: approximately 26 dwellings

The site is greenfield with steep undulating slopes down towards the wood. There are two PRoW crossing the site. Access is off the main artery road (A3098) through the village.

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 is a steeply sloping agricultural field which directly adjoins a designated Black Dog Wood Country Wildlife Site (ancient woodland). There is potential for development of the site to have a significant adverse impact on the adjoining County Wildlife Site, potentially resulting in net loss in biodiversity through habitat fragmentation. Any development would need to suitably mitigate any adverse impact on the ancient woodland and this would likely result in a subsequent reduction in capacity.</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,</p>	<p>The development of the site for housing would likely to lead to adverse impacts on a designated County Wildlife Site and non-designated biodiversity interests within the local area. Any development of this site should give consideration to protect the adjoining ancient woodland through suitable mitigation measures, whilst also retaining and enhancing existing hedgerows (UK BAP Priority Habitat), where possible, and trees both within the site and on the site boundary, all of which would be beneficial to wildlife. The site is located just outside the consultation zone for the Bath and Bradford-on-Avon Bats SAC, therefore ecological assessments will be required to provide sufficient information linked to the Bats SAC. Bat roosts (brown long eared and serotine) have been recorded within the immediate locality and there is potential for bats roosts in trees and nearby</p>

SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	residential properties. Records of pearl bordered fritillary also exist. Hedgerows form secondary wildlife corridors which contribute to connectivity in the wider landscape. Ecological assessment is required to inform mitigation measures, identify protected species and identify the grassland habitat.
3. Result in greater community engagement with biodiversity?	Given the size of the site it could be possible that development of this site could lead to greater community engagement with biodiversity through provision of open space and access to the open countryside beyond.
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. There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows and trees along the boundaries of the site where possible. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of public open space this may give opportunities for biodiversity enhancement.
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 that will protect and enhance existing biodiversity features and species and allow for biodiversity 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 protecting BAP habitats/species (hedgerows). Potential for bat roosts within existing buildings. There would need to be ecological assessments undertaken for bats, fritillary, etc.
7. Consider the findings of the HRA in site selection and design?	The HRA screening assessment has not identified any likely significant effects triggered by development at the settlement.
8. Maintain the existing extent of ancient woodland sites?	The site is a steeply sloping agricultural field which directly adjoins a designated Black Dog Wood Country Wildlife Site (ancient woodland). There is potential for development of the site to have a significant adverse impact on the adjoining County Wildlife Site, potentially resulting in net loss in biodiversity through habitat fragmentation. Any development would need to suitably mitigate any adverse impact on the ancient woodland and this would likely result in a subsequent reduction in capacity.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	Not applicable – the town does not fall within the visitor catchments of the New Forest or Salisbury Plain SPAs.

10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas. The site is just outside the consultation zone of the Bath and Bradford-on-Avon Bats SAC; therefore, ecological assessments will be required to provide sufficient information linked to the Bats SAC.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 1</p> <p>The site is a greenfield site directly adjoining Black Dog Woods, a County Wildlife Site (ancient woodland). There are records of bats and rare fritillary within the locality and the site and its surroundings has the potential to provide suitable habitat to a number of other species. An ecological assessment and further details on the proposals will be required to accurately assess likely impacts on species and habitat. Development of this site should give consideration to retaining and enhancing existing hedgerows (UK BAP Priority Habitat) and trees where possible. Hedgerows form secondary wildlife corridors which contribute to connectivity in the wider landscape. Overall, this site is considered likely to have moderate adverse effect against this objective due to the location adjacent to the County Wildlife Site, and mitigation could be problematic.</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>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the large village of Chapmanslade which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and bus stops are present within the village providing connectivity to Frome and the wider public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Warminster or Frome for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site’s prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site’s location.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site and there is no potential for maximising the reuse of previously developed land.

3. Encourage remediation of contaminated land?	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. The site is located on greenfield arable land. On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at 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, 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?	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) -	
<p>Summary of SA Objective 2</p> <p>The site is greenfield and is not located on previously developed land. There is no available evidence at this stage of the process to determine the agricultural grade / value of the site, however if it was found to be versatile, its loss would be considered negligible in any event due to its size. There are no known contamination issues and therefore it is unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</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	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively

<p>impacts of climate change, including water scarcity issues and increased pressure on the sewerage network?</p>	<p>responding to the predicted effects of climate change.</p> <p>The site falls within the catchment area supplied by Wessex Water. There is some surface water flooding in the northern half of the site. Local topography may also be problematic. The site is located some distance from the main village and foul drainage disposal could be problematic therefore development should be restricted to between 10 to 20 dwellings.</p> <p>There is adequate capacity to supply the site with water however the potential impacts of increased water abstraction need to be assessed further.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand however further investigation is required in order to fully determine this. Where the pressure exerted by new housing development could lead to capacity issues, particularly in relation to foul drainage and surface water drainage, suitable and timely investment would need to be agreed between the developer(s) and Wessex Water.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Where appropriate, the development of the site may need to make provision for on-site storm/surface water and foul water drainage.</p> <p>Chapmanslade has no public storm sewers. Storm/surface water could not be discharged into the foul drainage system. Storm/surface water drainage attenuation measures, including the monitoring of groundwater levels (in accordance with the Council's Groundwater Strategy and CIRIA guidance, part E, chapter 25) would need to be addressed as part of any planning process and may have an impact on the net developable area. A SuDs scheme would be permissible only if groundwater levels allow; and infiltration rates are of an acceptable level.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p> <p>The site does not lie within a Groundwater Source Protection Zone.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage</p>	<p>Not applicable – the site does not fall within the Hampshire Avon or River Kennet catchments.</p>

<p>and discharge 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>Residential development on this site would result in a limited increase in demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction need to be assessed further through the determination of any planning application. Further investigation is required in respect of foul drainage. These matters should not preclude the development of the site.</p> <p>A SuDs scheme would be permissible only if groundwater and filtration is of an acceptable level.</p> <p>The site does not lie within a Groundwater Source Protection Zone.</p> <p>Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.</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>The site is not located within an Air Quality Management Area (AQMA) and currently Chapmanslade does not have any specific air quality issues.</p> <p>No significant effects on air quality are foreseen with development at this location but minor effects are likely. Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic).</p> <p>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 within walking distance of village services which could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy and is unlikely to adversely affect any AQM elsewhere within the county. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing.</p> <p>Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future</p>

	occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.
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 would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which 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 would be required. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).
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 ⁶ ?	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, such as good access from the site to local services, facilities and public transport.

⁶ 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 local biodiversity sites. 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 is in a central location to the village of Chapmanslade and is within an accessible location to the services offered at the village level. Development of the site would increase commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. 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. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs.</p> <p>The site does not fall within a designated AQMA and does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour, light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures would need to be developed in accordance with national and local plan policy.</p> <p>Overall it is considered that there would be a minor negative effect against this 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 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. The likely effects are considered to be minor adverse against 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 wholly located within Flood Zone 1.</p> <p>As such, the development of the site for housing is unlikely to lead to an increased risk of fluvial flooding from main river and/or ordinary watercourses. However, any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. There is some surface water flooding in the north area of the site and issues with foul drainage disposal as away from the main village. The design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk.</p> <p>The layout design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape.</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain;

	<ul style="list-style-type: none"> • increased intensity in rainfall; and • more extreme weather events. 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).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	<p>A SuDs scheme would be permissible only if groundwater levels allow; and infiltration rates are of an acceptable level. Drainage solutions might affect the developable area of the site.</p> <p>Storm/surface water disposal also needs to be considered as part of any surface water strategy. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25.</p>
4. Minimise the risk of flooding to people and property (new and existing development)?	<p>The site is located within Flood Zone 1.</p> <p>Storm/surface water disposal also needs to be considered as part of any surface water strategy. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25.</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 and risk of flooding created by impermeable surfaces on the site due to residential development may have the potential to be addressed through mitigation measures to ensure the surface runoff from the site is not increased.</p> <p>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 a Flood Risk Assessment will be required as the site is over 1ha. Parts of the site do flood and therefore development of the site which may lead to localised surface water flooding and potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. No details of drainage exist as yet but there is potential to introduce pollution prevention measures. A SuDs scheme would be permissible only if groundwater and filtration is of an acceptable level.</p> <p>Overall, it is considered that minor negative impacts are likely against this objective.</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 is located close to a grade II listed building, The Venn which has views over the site. Development of the site would likely affect the setting of this heritage asset and its significance and impact on the character and views of the village. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are likely and potentially problematic to mitigation. There is no Conservation Area within Chapmanslade and no Scheduled Monuments within close proximity to the site.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as medium so further archaeological assessments to support development of the site are required. The historic landscape of the site has been evaluated as low sensitivity. The site is recognised as modern fields created on former open ground which is common/typical historic landscape character for this area.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site 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?	There is no Conservation Area within Chapmanslade. Development would be capable of maintaining and enhancing the character and distinctiveness of Chapmanslade, whether it be through a reduced scale of development, design of dwellings and high quality materials if a Heritage Impact Assessment considers them to be necessary.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no 'at risk' heritage assets on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 6</p> <p>The site is located within close proximity to a listed building. The impact of the site on the setting of this historic asset and on the historic form of Chapmanslade is likely to be significant and therefore problematic to mitigate. There is no Conservation Area within the village and no Scheduled Monuments in close proximity to the</p>	

<p>site. An archaeological assessment would be required to determine the archaeological potential of the site. Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.</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>	
<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The Landscape Character of this site falls within the Greensand Hills typology. It is of strong character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as to conserve. The protection and enhancement of the intrinsic character and scenic beauty of this landscape would be problematic given the sites steep topography and very close proximity to Black Dog Woods (ancient woodland). Development would have a significant adverse effect on Chapmanslade and the setting of the ancient woodland, so much so that landscape mitigation would be extremely problematic. There are sensitive visual receptors (houses) in the vicinity of the site. Intervisibility is considered to be medium. It is considered that housing development at this site would result in potential 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 through public open space, connections to existing footpath networks (PRoW CHAP1 and CHAP30 pass through the site) and green corridors etc.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. 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 greenspace and the wider countryside for recreation.</p>
<p>4. Conserve and enhance areas with</p>	<p>The site lies outside the AONB. Whilst the landscape is undesignated it does have strong character and there is a strategy to</p>

landscape designations and take account of their management objectives, in particular for the three local AONBs ⁷ ?	conserve it. Development of the site would have a significant adverse effect on Chapmanslade and the setting of the ancient woodland. Development would fail to conserve or enhance the intrinsic character of the landscape.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. PRow CHAP1 and CHAP30 pass through the site. They may require diversion, which may add to travel times and will alter the amenity value of the footpaths. Assuming these rights of way remain open during construction and operation, no adverse effects are likely.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	
Summary of SA Objective 7	
<p>This is a greenfield site located on the western edge of Chapmanslade. There are no landscape designations in this area. However, the site has a strong landscape character and is in good condition. The site has steep topography and directly adjoins Black Dog Woods County Wildlife Site (ancient woodland). Views into the site from a number of locations from residential properties, the road and from surrounding open countryside. It is considered that housing development at this site would result in potential adverse landscape and visual impacts that could not be successfully mitigated, therefore failing to protect, conserve or enhance this special landscape character. Public Footpaths CHAP1 and CHAP30 pass through the site. Assuming these rights of way remain open during construction and operation, no adverse effects are likely. Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.</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	

⁷ Cotswold 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 development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a small number of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	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?	There is no known emerging Neighbourhood Plan.
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.
Assessment outcome (on balance) + + +	
Summary of SA Objective 8	
<p>The whole SHLAA site provides capacity for approximately 26 residential units (though this may be reduced through the mitigation set out in this assessment). 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. Overall it is considered that allocation of this site is likely to have major benefits in terms of meeting the aim of SA Objective 8.</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. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is no doctor's surgery within Chapmanslade village. Chapmanslade is within the catchment boundaries of White Horse Surgery, Westbury, located approximately 3 miles away and Avenue Surgery, Warminster, located approximately 4.5 miles from the village. The site is also within the outer boundary of the catchment of the Smallbrook Surgery, Warminster, located approximately 4.5 miles from the site. All town surgeries currently have capacity issues and would require mitigation to meet additional patient demand Chapmanslade is also close to the Frome border and therefore residents could use facilities outside Wiltshire.
5. Maximise opportunities within the	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to

<p>most deprived areas?</p>	<p>access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Chapmanslade area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire’s most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 0047A LSOA, which is amongst the 50% least deprived neighbourhoods in the country⁸. Development of this site is likely to contribute to improving poverty and deprivation in this area.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. 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. The village is serviced by a bus route providing connectivity to Warminster, Westbury and Frome and the wider the public transport network. Given the limited services within Chapmanslade it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</p>
<p>7. Support the development of community campuses?</p>	<p>Development of community campuses is directed to the town level and therefore this is not appropriate for this site.</p>
<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?</p>	<p>The site falls in the Chapmanslade Church of England Primary School and Matravers Secondary School catchment area. The Primary School is already full in 4 out of 7 year groups and is forecast to remain nearly at capacity but could accommodate limited growth. The school site is already undersized and any further expansion is unlikely to be possible. Therefore, only a very small housing site would be appropriate (maximum 15 dwellings). Matravers currently has some surplus places but these are expected to fill over the next few years as housing already approved is built plus larger cohorts will begin to feed through from the primary schools. The school could be expanded when necessary.</p>

⁸ English indices of deprivation (DCLG, 2015)

Assessment outcome (on balance) -

Summary of SA Objective 9

The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The site is within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. There may be some adverse effects due to the increase in population numbers and may result in some additional pressure on local facilities such as schools and doctor's surgeries. The effects are considered to be minor 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 accessibility through the use of developer contributions and site design?	Public Footpaths CHAP1 and CHAP30 pass through the site. There is scope to extend footpath provision within the site and to connect to the existing PRow network. There is a footway opposite the site and a footway on either the northern side or southern side of the road leading into the centre of the village. A crossing may be required if traffic levels/movements require., Opportunities for increasing walking accessibility to facilities are therefore limited. There is potential opportunity for cycling provision but the A3098 less so for any considerable distance.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling. There is potential opportunity for cycling provision but the A3098 less so for any considerable distance.
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 not well located in terms of access to the primary school, public house, village hall and church. There is a footway along either the northern side or southern side of the A3098. A pedestrian crossing might be required if evidence suggests this is necessary as a result of this development. The village is serviced by a bus route with a bus stop (The Green) some 1km distance which offers a direct service to Westbury, Warminster and Frome. The nearest train station (Dilton Marsh) is beyond walking /cycling distance. However, given the limited services within Chapmanslade it is however likely that residents would be reliant on the use of a private vehicle.

Assessment outcome (on balance) -

Summary of SA Objective 10

The site is located on the western edge of the large village of Chapmanslade. There is existing vehicular access off the A3098. The site is not closely related to the

village and is approximately 1km walking distance of the services and facilities, all of which are accessible by footway but this is located on the opposite side of the road and there is no road crossing in the village. A pedestrian crossing might be required if evidence suggests this is necessary as a result of this development. The types of facilities found in higher order settlements such as Westbury, Warminster and Frome mean that and overall residents are still likely to rely upon use of private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.

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

Decision Aiding Questions. Will the development site...

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

Assessment outcome (on balance) + +

Summary of SA Objective 11

Development will increase local population resulting in a contribution towards the local rural economy through use of local services and facilities 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 potential use of local services such as the pub), and will help stimulate the local economy once built by providing an increase in workforce in the medium-long term for local employers. It is expected that development in this location would support the viability of local services, facilities and businesses of Chapmanslade village. Overall it is considered that it is likely that there would be no adverse effect and whilst there no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely to have moderate benefits for the local economy and meet the aim of SA Objective 11.

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	This is a greenfield site. The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However, in accordance with local plan policy, the development of the site for housing would have the
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areas?	potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
Assessment outcome (on balance) +	
<p>Summary of SA Objective 12</p> <p>This is a greenfield site, therefore development of the 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>	

Codford

Site 612 – Chitterne Road, Codford

Site context	
Site size: 0.52ha Site capacity: approximately 12 dwellings	
The site is slightly sloping grassland / agricultural land, with residential to the south and west. There are hedgerows and some trees present on the boundaries. On the northern edge of the boundary is open countryside. Access is off the Chitterne Road to the west of the site and also access off Farm Road to the north 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?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. However, the site is currently in agricultural use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	Development at the village could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA therefore recommends that options for this settlement are removed from the process at this stage. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan. This judgement was made as a part of preparing the Wiltshire Core Strategy (WCS) but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required.
3. Result in greater community engagement with biodiversity?	Given the size of the site it could be possible that development of this site could lead to greater community engagement with biodiversity through provision of open space and access to the open countryside beyond.

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. There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows and trees along the boundaries of the site where possible. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of public open space this may give opportunities for biodiversity enhancement.
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 that will protect and enhance existing biodiversity features and species and allow for biodiversity 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 protecting BAP habitats/species (hedgerows). There would need to be ecological assessments undertaken for bats, nesting birds, reptiles, badger, etc.
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 Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process with regard to the impact of development on the River Avon SAC in light of the Nutrient Management Plan.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).

development?	
Assessment outcome (on balance) - - -	
Summary of SA Objective 1	
<p>Mitigation to offset the potential effects of development on local ecological features is likely to be possible, which would need to be determined by an ecological assessment in support of a planning application. However, due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process and in the determination of any planning application for the development of the site. Overall it is considered that the effects would be major adverse given the potential impacts on the River Avon SAC.</p>	
SA Objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
<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 Codford which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and there is a bus stop present within the village providing connectivity to Wilton and Warminster and the wider public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Wilton and Warminster for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location and relationship with nearby Listed buildings.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.</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. The site is located on greenfield arable land. On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</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 to suggest otherwise or to suggest any specific soil contamination at 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, 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?	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) -	
<p>Summary of SA Objective 2</p> <p>The site is greenfield land. There are no known contamination issues and therefore it is unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall it is considered that allocation of this site is likely to have minor negative effect against SA Objective 2.</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?	<p>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change.</p> <p>The evidence suggests that for water supply there is limited capacity in local distribution mains. For foul water there are private systems which would need consent from the Environment Agency. There is no public sewerage system and no surface water drainage systems. There are known issues with storm and foul drainage disposal. There is underlying chalk therefore soakaways may be possible but will need to comply with the Groundwater Strategy and undertake groundwater monitoring (the</p>

	<p>site is within an identified 'groundwater area' so will require testing and monitoring for at least 12 months to determine level of ground water). This also applies to foul drainage. Codford is unsewered in relation to public drainage therefore a private foul drainage disposal system would be required. There is no evidence to suggest that development of the site for housing could not be capable of being supported by existing and planned water and sewerage infrastructure capacity but further work is required. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the design and layout of any new development. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>Warminster is a high risk area for impacts on the Hampshire River Avon SAC. Ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the village will not compromise the achievement of targets in the Nutrient Management Plan.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. (Also see response above Q3:1).</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. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of SuDs within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. (See response to Q1 above also).</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site.</p> <p>The site does not lie within a Groundwater Source Protection Zone.</p>
<p>6. Encourage sustainable and efficient management of water</p>	<p>The site is within the sub- catchment of the Hampshire Avon which is particularly vulnerable to phosphate loading and is not served by mains sewerage systems. Package treatment would be required, which is a less sustainable solution (than</p>

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?	connections to a mains STW) and would require EA consent.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 3</p> <p>The site does not lie within a Groundwater Source Protection Zone. Warminster is a high risk area for impacts on the Hampshire River Avon SAC. An ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.</p> <p>Whilst there are known issues with storm and foul drainage disposal there is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency. There is underlying chalk therefore soakaways may be possible but it would need to comply with Wiltshire Groundwater Strategy Development at this site would be capable of incorporating measures to positively respond to the predicted effects of climate change. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including SuDs. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	
<p>SA Objective 4. Improve air quality throughout Wiltshire and minimise all sources of environmental pollution</p> <p>Decision Aiding Questions. Will the development site...</p>	
1. Maintain and improve local air quality?	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Codford does not have any specific air quality issues.</p> <p>No significant effects on air quality are foreseen with development at this location but minor effects are likely. Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic).</p> <p>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 within walking distance of village</p>

	<p>services which could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy and is unlikely to adversely affect any AQM elsewhere within the county. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.</p>
2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which 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 would be required. The site does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light).</p>
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>
4. Seek to reduce development in or near to AQMAS ⁹ ?	<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	<p>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air</p>

⁹ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

local biodiversity sites are avoided?	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, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
Summary of SA Objective 4	
<p>The site is in a central location to the village of Codford and is within an accessible location to the services offered at the village level. Development of the site would increase commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. 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. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs.</p> <p>The site does not fall within a designated AQMA and does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour, light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures would need to be developed in accordance with national and local plan policy.</p> <p>Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</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. However, the effect of the development of this site will be to increase greenhouse gas emissions overall. Effects are considered likely to be minor adverse against 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?	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. There are known issues with storm and foul drainage disposal. There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring (the site is within an identified ‘groundwater area’ so will require testing and monitoring for at least 12 months to determine level of ground water). This also applies to foul drainage and believe Codford to be unsewered in relation to public drainage therefore will need to provide foul drainage disposal system. Further guidance can be found in the Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. 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.
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/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?	The site is located within Flood Zone 1. There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring (The site is within an identified 'groundwater area' so will require testing and monitoring for at least 12 months to determine level of ground water). Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.
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. (Also see comments in response to 5 above).
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. 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. Development of the site which may lead to localised surface water flooding. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring. System measures to manage surface water run-off from built form and should be incorporated where possible into the design and layout of any development scheme. See Wiltshire Council's Ground Water Strategy and CIRIA Guidance Part E, Chapter 25. No details of drainage exist as yet but there is potential to introduce pollution prevention measures. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</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 is located approximately within 85m from the grade II listed building, Ox Barn. The site is separated from these heritage assets by vegetation and existing development of the site may affect the setting of this heritage asset and its significance to a minor degree given the degree of separation. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are very unlikely but in the event they arise, they would seem capable of mitigation. There is no Conservation Area within Codford and no Scheduled Monuments within close proximity to the site.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as medium so further archaeological assessments to support development of the site are required. The historic landscape of the site has been evaluated as low sensitivity. The site is made up of modern fields created on former downland, which is a common/frequent landscape character of the area.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site 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?	There is no Conservation Area within Codford. Development would be capable of maintaining and enhancing the character and distinctiveness of Codford, whether it be through a reduced scale of development, design of dwellings and high quality materials if a Heritage Impact Assessment considers them to be necessary.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no 'at risk' heritage assets on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
Summary of SA Objective 6	
The site is located within close proximity to a grade II listed building. The impact of the site on the setting of this historic asset is very likely to be minimal and capable of being mitigated through appropriate design and siting. A Historic Impact Assessment would be required to conform impacts and mitigation measures. There is no	

<p>Conservation Area within the village and no Scheduled Monuments within close proximity to the site. An archaeological assessment would be required to determine the archaeological potential of the site. Overall it is considered that development of the site would have a minor negative effect against SA Objective 6.</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>	
<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The site is within the Cranborne Chase AONB. This is a highly important landscape designation. The Landscape Character of this site falls within the High Chalk Plain typology. It is of strong character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as to conserve. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside provided suitable landscape mitigation measures are employed. There are hedgerows present on site which could be extended for further screening given the location of the site on the rural fringe. There are sensitive visual receptors (houses) in the vicinity of the site and the site would be visible from other parts of the AONB. Intervisibility is considered to be low. It is considered that housing development at this site would result in potential landscape and visual impacts that could be difficult to mitigate. A robust mitigation and enhancement strategy is essential.</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 through public open space, connections to existing footpath networks and green corridors etc.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider</p>	<p>In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver</p>

countryside for recreation?	additional access to and availability of 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 ¹⁰ ?	The site is within the Cranborne Chase AONB. This is a highly important landscape designation. However, as Codford is situated wholly within the AONB, all potential sites in the village will need to be considered and appropriately assessed in order to address the indicative housing requirements set out in the adopted Core Strategy. Such assessments will need to address the provisions of national policy (paragraphs 115 and 116 of the NPPF). Given the location of the development on the edge of Codford, it may be visible from other points in the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	
Summary of SA Objective 7	
<p>The site is greenfield land located on the rural fringe of Codford. The site is within the Cranborne Chase AONB. This is a highly important landscape designation.</p> <p>Views into the site from a number of locations from residential properties and surrounding open countryside, as well as views from other parts of the AONB. The level of effect would depend on the design of the development and employment of substantial mitigation measures. It is considered that housing development at this site would result in potential landscape and visual impacts that may only be successfully mitigated with robust mitigation and enhancement strategies. The site is of a size which could deliver areas of public open space or green infrastructure within the site. Overall it is considered that development of the site would have a moderate</p>	

¹⁰ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

adverse effect against SA Objective 7.	
SA Objective 8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures	
Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver a small number of affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	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?	There is no known emerging neighbourhood plan.
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.
Assessment outcome (on balance) + +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for up to approximately 12 residential units (though this may be reduced through the mitigation set out in this assessment). Development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy and has the potential to deliver affordable units	

alongside open market units. Overall it is considered that allocation of this site would have a moderate positive effect on SA Objective 8.	
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. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is a doctor’s surgery within Codford village, which is a branch surgery for the Orchard Surgery, Wilton. All town surgeries currently have capacity issues and would require mitigation to meet additional patient demand.
5. Maximise opportunities within the	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to

<p>most deprived areas?</p>	<p>access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Codford area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 0047B LSOA, which is amongst the 50% least deprived neighbourhoods in the country¹¹. Development of this site is likely to contribute to improving poverty and deprivation in this area.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. 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. The village is serviced by a bus route providing connectivity to Warminster and Wilton and the wider the public transport network. Given the limited services within Codford it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</p>
<p>7. Support the development of community campuses?</p>	<p>Development of community campuses is directed to the town level and therefore this is not appropriate for this site.</p>
<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?</p>	<p>Wylve Valley Church of England Primary School currently has surplus places and would benefit from housing within its catchment. It is also on a large site so could be expanded if required.</p> <p>The secondary school feeds to Kingdown in Warminster. The secondary places situation in Warminster is complex. Kingdown School is almost full and is forecast to fill completely over the next two to three years. The school cannot be expanded on its current site. A second site for the school is being sought on the WWUE which will support approx. 300 secondary pupils. This will however only be sufficient new places to cater for WWUE itself. Unless the developer of the WWUE was prepared to provide a larger site (over and above what is required to support their own development) then there is no way of creating</p>

¹¹ English indices of deprivation (DCLG, 2015)

	further secondary places in the town.
Assessment outcome (on balance) - -	
Summary of SA Objective 9	
<p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. There may be some adverse effects on the amenity for existing residents through increased urbanisation and population numbers. The GP Surgery currently has capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site. The local primary school has surplus places. Secondary education needs would be problematic to mitigate since it is reliant upon other developments delivering a new site within Warminster. Overall it is considered that allocation of this site is likely to have moderate adverse effect in terms of meeting the aim of SA Objective 9.</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?	There is no footway at this part of Chitterne Road, but there is scope to create one on the site frontage notwithstanding lack of connection in the immediate vicinity. There is scope to create footpath provision to within the site and potentially connect to the existing PRoW network. Opportunities for increasing walking accessibility to facilities are therefore limited. Chitterne Road is suitable for cyclists but the A36 less so for any considerable distance.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations, that reduce the need to travel and reliance on the private car?	The site is well located in terms of access to the primary school, post office, doctors surgery, public house, village hall, shop, garage and church but walking from the site to access these facilities is for some of the journey by foot, unsafe although there is scope for some limited improvement. The village is serviced by several bus routes and has six bus stops. The closest to the site is The Bridge, some 300m distance which offers a direct service to Bath Bust Station (via Trowbridge) and Salisbury. The nearest train station (Warminster) is beyond walking/cycling distance. However, given the limited services within Codford it is however likely that residents would be reliant on the use of a private vehicle.

Assessment outcome (on balance) - -

Summary of SA Objective 10

The site is located in the west of the large village of Codford. The site is within walking distance of the services and facilities but part of the route lacks a footway, as does existing housing in the immediate vicinity of the site. The types of facilities found in higher order settlements such as Warminster, Salisbury and Wilton mean that overall residents are still likely to rely upon use of the private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village. Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would 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 to 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 village and wider community area. This would potentially directly assist in the support of rural services and facilities.

Assessment outcome (on balance) +

Summary of SA Objective 11

The site is located on greenfield land. Development will increase the local population resulting in a small contribution towards the local rural economy through use of local services and facilities 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 potential use of local services such as the pub), and will help stimulate the local economy once built by providing an increase in workforce in the medium-long term for local employers. It is expected that development in this location would support the viability of local services, facilities and businesses of Codford village. Overall it is considered that development of the site would have a minor positive effect in meeting the aim of SA Objective 11.

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. Support retail, leisure and/or	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However, in
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employment opportunities in town centre locations to aid urban regeneration?	accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
Assessment outcome (on balance) +	
Summary of SA Objective 12	
<p>This is a greenfield site, therefore development of the site for housing does not lead to the loss of designated employment land and is not being considered for employment land. 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 3397 - Bury Farmyard, Green Lane, Codford

Site context	
<p>Site size: 0.43ha Site capacity: approximately 10 dwellings</p> <p>The site is on flat land which comprises of two residential dwellings and ancillary farm barns / buildings. The boundaries facing the road on the southern and eastern boundaries are made up of agricultural buildings and walls, some in need of repair. Opposite the site to the south and west are residential buildings and open countryside to the north and east. Current access is from the road on the southern boundary. A telegraph pole crosses the site.</p>	
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 recognised as previously developed land and therefore may have already had some limited adverse effects regarding fragmentation of existing habitats. There is potential for bat roosts and nesting birds within existing buildings. The site is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of further habitat fragmentation and allow appropriate restoration.

<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>Development at the village could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA therefore recommends that options for this settlement are removed from the process at this stage. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan. This judgement was made as a part of preparing the WCS but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.</p>
<p>3. Result in greater community engagement with biodiversity?</p>	<p>Given the size of the site it could be possible that development of this site could lead to greater community engagement with biodiversity through provision of open space and access to the open countryside beyond.</p>
<p>4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?</p>	<p>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. There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows and trees along the boundaries of the site where possible. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of public open space which may give opportunities for biodiversity enhancement.</p>
<p>5. Aid in the delivery of a network of multifunctional Green Infrastructure?</p>	<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 gain.</p>
<p>6. Ensure all new developments have regard to and protect BAP habitats/ species?</p>	<p>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows). Potential for bat roosts within existing buildings. Ecological assessment would be required.</p>
<p>7. Consider the findings of the HRA in site selection and design?</p>	<p>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process with regard to the impact of development on the River Avon SAC in light of the Nutrient Management Plan.</p>

8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. There are no areas of ancient woodland in proximity to this site. Protection should be given to any mature trees within the site and at site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) - - -	
<p>Summary of SA Objective 1</p> <p>Mitigation to offset the potential effects of development on local ecological features is likely to be possible, which would need to be determined by an ecological assessment in support of a planning application. However, due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process and in the determination of any planning application for the development of the site. Overall it is considered that the effects would be major adverse due to the potential impacts on the River Avon SAC.</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>	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	The site is situated on the edge of the large village of Codford which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and there is a bus stop present within the village providing connectivity to Wilton and Warminster and the wider public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Wilton and Warminster for larger convenience shopping. The development of the site would be capable of delivering

	appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location and relationship with nearby listed buildings.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a previously developed land site and there is potential for maximising the reuse of the site through an appropriate re-development scheme.
3. Encourage remediation of contaminated land?	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. The site is located on previously developed land. The site should be screened for contaminated land potential and any necessary mitigation measures identified.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.
6. Protect the best and most versatile agricultural land?	The site contains dwellings and farm buildings and would not, therefore, involve the loss of BMV land.
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 located on previously developed land. There would be no loss of BMV land. The site should be screened for contaminated land potential and any necessary mitigation measures identified. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall it is considered that development of the site would have a minor adverse effect against SA Objective 2.</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?	<p>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change.</p> <p>Water supply has limited capacity in local distribution mains. For foul water there are private systems which would need consent from the Environment Agency. There is no public sewerage system and no surface water drainage but no evidence to suggest that development of the site for housing could not be capable of being supported by existing and planned water and sewerage infrastructure capacity. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the design and layout of any new development.</p> <p>There is underlying chalk therefore soakaways may be possible Groundwater monitoring will be necessary (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). This also applies to foul drainage and Codford is unsewered in relation to public drainage therefore a foul drainage disposal system will need to be provided. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>Warminster is a high risk area for impacts on the Hampshire River Avon SAC. An ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.</p>
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s)</p>

	and the relevant utilities company. (See response to Q1 above also).
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of Sustainable Drainage Systems within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. (See response to Q1 above also).
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site. The site does not lie within a Groundwater Source Protection Zone.
6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?	The site is within sub-catchment of the Hampshire Avon which is particularly vulnerable to phosphate loading and is not served by mains sewerage systems. Package treatment would be required, which is a less sustainable solution (than connections to a mains STW) and would require Environment Agency consent.
Assessment outcome (on balance) -	
Summary of SA Objective 3	
<p>The site does not lie within Groundwater Source Protection Zone. Warminster is a high risk area for impacts on the Hampshire River Avon SAC. An ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.</p>	

There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency. The site is underlain by chalk; therefore, conventional soakaways may be practicable. In addition, groundwater monitoring for the purpose of ascertaining summer and winter water table levels would be required to support any subsequent planning application. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.

Development at this site would be capable of incorporating measures to positively respond to the predicted effects of climate change. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including SuDs. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.

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

Decision Aiding Questions. Will the development site...

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

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 ¹² ?	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, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
Summary of SA Objective 4	

¹² Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

The site is in a central location to the village of Codford and is within an accessible location to the services offered at the village level. Development of the site would increase commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. 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. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs.

The site does not fall within a designated AQMA and does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour, light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures would need to be developed in accordance with national and local plan policy.

Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.

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

Decision Aiding Questions. Will the development site...

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

<p>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. Effects are considered likely to be minor adverse against 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>	
<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. There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring (The site is within an identified ‘Groundwater area’ so will require testing and monitoring for at least 12 months to determine level of ground water). This also applies to foul drainage and believed Codford to be unsewered in relation to public drainage therefore will need to provide foul drainage disposal system. Further guidance can be found in the Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>The Warminster area is a high risk area for impacts on the Hampshire River Avon SAC. Ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.</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/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>

<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding, including Sustainable Drainage Systems (SuDs)?</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. There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring (The site is within an identified 'Groundwater area' so will require testing and monitoring for at least 12 months to determine level of ground water). This also applies to foul drainage and believed Codford to be unsewered in relation to public drainage therefore will need to provide foul drainage disposal system. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>Warminster is a high risk area for impacts on the Hampshire River Avon SAC. An Ecological Assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.</p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</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. (Also see comments in response to 5 above).</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. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring.). This also applies to foul drainage and believed Codford to be unsewered in relation to public drainage therefore will need to provide foul drainage disposal system. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. No details of drainage exist as yet but there is potential to introduce pollution prevention measures. The site will be required at the planning application stage to take into account appropriate Sustainable Drainage System measures. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</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 is not located in close proximity to any listed buildings. The barns are considered to be non-designated heritage assets but they appear to be in a poor state of repair. Nevertheless, the historic farmstead should be retained, if possible and will require analysis against farmsteads guidance. There is no Conservation Area within Codford and no Scheduled Monuments within close proximity to the site.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as medium so further archaeological assessments to support development of the site are required. The historic landscape of the site has been evaluated as low sensitivity. The site is recognised as modern housing built on post medieval fields and therefore its previous character is not legible in modernity.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The farmstead comprises of two modern bungalows and several barns. The barns are in a poor state of repair but nevertheless are considered to be non-designated heritage assets. Potential re-use would be dependent on a full structural survey in accordance with Core Policy 48.
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 is no Conservation Area within Codford. Development would be capable of maintaining and enhancing the character and distinctiveness of Codford, whether it be through a reduced scale of development, design of dwellings and high quality materials if a Heritage Impact Assessment considers them to be necessary.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	The farmstead comprises of two modern bungalows and several barns. The barns are in a poor state of repair but nevertheless are considered to be non-designated heritage assets. There is potential to 'save' these buildings but this would be dependent on a full structural survey in accordance with Core Policy 48.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 6</p> <p>The site is not located within close proximity to any listed buildings and there is no Conservation Area within the village and no Scheduled Monuments within close proximity to the site. However, the existing barns are considered to be non-designated heritage assets and although appear to be in a poor state of repair may have</p>	

some potential to be re-used/'saved' subject to a full structural survey in line with Core Policy 48. An archaeological assessment would be required to determine the archaeological potential of the site. Overall it is considered that development of the site would have a minor adverse effect against SA Objective 6.

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

Decision Aiding Questions. Will the development site...

<p>1. Protect and enhance the landscape character and scenic quality of the countryside?</p>	<p>The site is within the Cranborne Chase AONB. This is a highly important landscape designation. The Landscape Character of this site falls within the Chalk River Valley typology. It is of strong character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as to conserve. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside provided suitable landscape mitigation measures are employed. There are hedgerows present on site which could be extended for further screening given the location of the site on the rural fringe. There are sensitive visual receptors (houses) in the vicinity of the site and the site would be visible from other parts of the AONB. Intervisibility is considered to be low. It is considered that housing development at this site would result in potential landscape and visual impacts that could be difficult to mitigate. A detailed landscape assessment is required to assess impacts and identify suitable robust mitigation and enhancement strategies. However, as the site is previously developed land it is unlikely that future development would have significantly more impact than the existing built form.</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 through public open space, connections to existing footpath networks and green corridors etc.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to</p>	<p>In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. In</p>

urban greenspace and the wider countryside for recreation?	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 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 ¹³ ?	The site is within the Cranborne Chase AONB. This is a highly important landscape designation. However, as Codford is situated wholly within the AONB, all potential sites in the village will need to be considered and appropriately assessed in order to address the indicative housing requirements set out in the adopted Core Strategy. Such assessments will need to address the provisions of national policy (paragraphs 115 and 116 of the NPPF). Given the location of the development on the edge of Codford, it may be visible from other points in the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which would result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 7</p> <p>The site is previously developed land located close to existing development on the rural fringe of Codford. The site is within the Cranborne Chase AONB. This is a highly important landscape designation. Views into the site from a number of locations from residential properties and surrounding open countryside, as well as views from other parts of the AONB. The level of effect would depend on the design of the development and employment of suitable mitigation measures. It is considered that housing development at this site would result in potential landscape and visual impacts that may only be successfully mitigated with robust mitigation and enhancement strategies. However, as the site is previously developed land it is unlikely that future development would have significantly more impact than the existing</p>	

¹³ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

built form. The site is of a size which could deliver areas of public open space or green infrastructure within the site. Overall it is considered that development of the site would have a minor adverse effect against SA Objective 7.

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

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	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?	There is no known emerging neighbourhood plan.
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.

Assessment outcome (on balance) + +

Summary of SA Objective 8

The whole SHLAA site provides capacity for up to approximately 10 residential units (though this may be reduced through the mitigation set out in this assessment).

<p>Development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy and has the potential to deliver affordable units alongside open market units. Overall it is considered that allocation of this site would have a moderate positive effect on SA Objective 8.</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>	
<p>1. Promote design of buildings and spaces to reduce crime and the fear of crime?</p>	<p>In accordance with national policy/local plan policy, the development of the site would provide opportunities for social integration with neighbouring housing areas and thereby reduce crime/the fear of crime. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.</p>
<p>2. Promote design of buildings and spaces to reduce obesity?</p>	<p>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. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.</p>
<p>3. Promote the design of buildings and spaces to meet the changing needs of the population?</p>	<p>In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.</p>
<p>4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?</p>	<p>There is a doctor’s surgery within Codford village, which is a branch surgery for the Orchard Surgery, Wilton. All town surgeries currently have capacity issues and would require mitigation to meet additional patient demand.</p>

<p>5. Maximise opportunities within the most deprived areas?</p>	<p>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Codford area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire’s most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 0047B LSOA, which is amongst the 50% least deprived neighbourhoods in the country¹⁴. Development of this site is likely to contribute to improving poverty and deprivation in this area.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. 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. The village is serviced by a bus route providing connectivity to Warminster and Wilton and the wider the public transport network. Given the limited services within Codford it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</p>
<p>7. Support the development of community campuses?</p>	<p>Development of community campuses is directed to the town level and therefore this is not appropriate for this site.</p>
<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?</p>	<p>Wylve Valley Church of England Primary School currently has surplus places and would benefit from housing within its catchment. It is also on a large site so could be expanded if required.</p> <p>The secondary school feeds to Kingdown in Warminster. The secondary places situation in Warminster is complex. Kingdown School is almost full and is forecast to fill completely over the next two to three years. The school cannot be expanded on its current site. A second site for the school is being sought on the WWUE which will support approx. 300 secondary pupils. This will however only be sufficient new places to cater for WWUE itself. Unless the developer of the WWUE was prepared to</p>

¹⁴ English indices of deprivation (DCLG, 2015)

	provide a larger site (over and above what is required to support their own development) then there is no way of creating further secondary places in the town.
Assessment outcome (on balance) - -	
Summary of SA Objective 9	
<p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. There may be some adverse effects on the amenity for existing residents through increased urbanisation and population numbers. The GP Surgery currently has capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site. The local primary school has surplus places. Secondary education needs would be problematic to mitigate since it is reliant upon other developments delivering a new site within Warminster.</p> <p>Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic in the light of the issues surrounding secondary education.</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?	There is no footway at this part of Green Lane (bridleway CODF5), but there may be some scope to create one on the site frontage notwithstanding lack of connection in the immediate vicinity. There is scope to create footpath provision to within the site and potentially connect to the existing PRow network. Opportunities for increasing walking accessibility to facilities are therefore limited. Chitterne Road is suitable for cyclists but the A36 less so for any considerable distance.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	<p>This site location is considered to be in an accessible location. It will be possible to walk and cycle to a number of significant trip generators in the immediate area (primary school and petrol station/ shop). The nearest rail station is Warminster over 11km away so poor access for pedestrians and cyclists. There is a bus route with regular services to Warminster and Salisbury. Overall this level of new dwellings is likely to increase travel movements in the area.</p> <p>The site is well located in terms of access to the primary school, post office, doctors surgery, public house, village hall, shop,</p>

	<p>garage and church but walking from the site to access these facilities is for some of the journey by foot, unsafe and there is very little scope for improvement. The village is serviced by several bus routes and has six bus stops. The closest to the site is The Grove, some 450m distance which offers a direct service to Bath Bust Station (via Trowbridge) and Salisbury. The nearest train station (Warminster) is beyond walking/cycling distance. However, given the limited services within Codford it is however likely that residents would be reliant on the use of a private vehicle.</p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 10</p> <p>The site is located in the west of the large village of Codford. The site is within walking distance of the services and facilities but Green Lane lacks a footway, as does existing housing in the immediate vicinity of the site. The types of facilities found in higher order settlements such as Warminster, Salisbury and Wilton mean that overall residents are still likely to rely upon use of the private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village. Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.</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>	
<p>1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?</p>	<p>Not relevant to this location.</p>
<p>2. Support the rural economy?</p>	<p>The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.</p>
<p>Assessment outcome (on balance) +</p>	
<p>Summary of SA Objective 11</p> <p>The site is located within the domestic curtilage of the Bury Farm which comprises of two residential dwellings, gardens and ancillary farm barns / buildings, which are in a run-down state of repair. Development will increase local population resulting in a small contribution towards the local rural economy through use of local services and facilities 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 potential use of local services such as the pub), and will help stimulate the local economy once built by providing an increase in workforce in the medium-long term for local employers. It is expected that development in this location would support the viability of local services, facilities and</p>	

businesses of Codford village. Overall it is considered that it is likely that there would be no adverse effect and whilst there are no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely have a minor positive effect on the local economy and meet the aim of SA Objective 11.

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 site is previously developed land. The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However, in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.

Assessment outcome (on balance) +

Summary of SA Objective 12

The site is previously developed land. However, development of the site for housing would 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 3491 - Mayflower Farm, Codford

<p>Site context</p> <p>Site size: 3.46ha Site capacity: approximately 78 dwellings</p> <p>The site comprises of flat agricultural fields with residential dwellings to the east and a garage / shop to the north west. There is Greenhill Farm to the south and further agricultural fields to the south of the site. There are hedgerows on the boundaries of the site with some mature trees contained within the hedgerow, and some hedgerow within the site. There are power cables and telegraph poles across the site. The road flanks the entire length of the site's northwest boundary.</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>Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary. However, the site is currently in agricultural use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow appropriate restoration.</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.</p> <p>Development at the village could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. Warminster is a high risk area for impacts on the Hampshire River Avon SAC. There is potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA therefore recommends that options for this settlement are removed from the process at this stage. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan. This judgement was made as a part of preparing the WCS but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.</p>

3. Result in greater community engagement with biodiversity?	Given the size of the site it could be possible that development of this site could lead to greater community engagement with biodiversity through provision of open space and access to the open countryside beyond.
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. There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows and trees along the boundaries of the site where possible. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of public open space this may give opportunities for biodiversity enhancement.
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 that will protect and enhance existing biodiversity features and species and allow for biodiversity 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 protecting BAP habitats/species (hedgerows). There would need to be ecological assessments undertaken for bats, nesting birds, reptiles, badger, etc.
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 Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process with regard to the impact of development on the River Avon SAC in light of the Nutrient Management Plan.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council’s current guidance areas.

<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>Mitigation to offset the potential effects of development on local ecological features is likely to be possible, which would need to be determined by an ecological assessment in support of a planning application. However, due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process and in the determination of any planning application for the development of the site. Overall it is considered that the effects would be major adverse given potential impacts on the River Avon SAC.</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 Codford which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and bus stop is present providing connectivity to the public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Warminster and Salisbury for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.</p>
<p>3. Encourage remediation of contaminated land?</p>	<p>The site is located on greenfield arable land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.</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 to suggest otherwise or to suggest any specific soil contamination at 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, 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?	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) -	
<p>Summary of SA Objective 2</p> <p>The site is greenfield land. There are no known contamination issues and therefore it is unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</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?	In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. Water supply has limited capacity in local distribution mains and for foul water there are private systems which would need consent from the Environment Agency. There is no public sewerage system or surface water drainage and know issues with storm and foul drainage disposal but there is no evidence to suggest that development of the site for housing could not be capable of being supported by existing and planned water and sewerage infrastructure capacity. Consideration should be given to incorporating water saving measures and appropriate pollution

	<p>prevention and control into the design and layout of any new development.</p> <p>There is underlying chalk therefore soakaways may be possible Groundwater monitoring will be necessary (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). This also applies to foul drainage and Codford is unsewered in relation to public drainage therefore a foul drainage disposal system will need to be provided. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>Warminster is a high risk area for impacts on the Hampshire River Avon SAC. Ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Wessex Water has no programmed work for the area of Codford until after 2020. There is no evidence to suggest that development of this site for housing could not be supported by additional water and sewage infrastructure to cope with demand. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. (See response to Q1 above also).</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. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of SuDs within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces. (See response to Q1 above also).</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site.</p> <p>The site does not lie within a Groundwater Source Protection Zone.</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 is within sub- catchment of the Hampshire Avon which is particularly vulnerable to phosphate loading and is not served by mains sewerage systems. Package treatment would be required, which is a less sustainable solution (than connections to a mains STW) and would require Environment Agency consent.</p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 3</p> <p>The site does not lie within a Groundwater Source Protection Zone. Warminster is a high risk area for impacts on the Hampshire River Avon SAC. An ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.</p> <p>There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand. For foul water there are private systems which would need consent from the Environment Agency. There are known issues with storm and foul drainage disposal. There is underlying chalk therefore soakaways may be possible. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Development at this site would be capable of incorporating measures to positively respond to the predicted effects of climate change. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including SuDs. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</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>The site is not located within an Air Quality Management Area (AQMA) and currently Codford does not have any specific air quality issues.</p> <p>No significant effects on air quality are foreseen with development at this location but minor effects are likely. Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic).</p>

	<p>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 within walking distance of village services which could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy and is unlikely to adversely affect any AQM elsewhere within the county. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which 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 does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light). The site may be subject to environmental pollution from the garage, petrol station and A36, especially in terms of air quality, odour, noise and light. An impact assessment would be required to assess any potential impacts.</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 AQMAS¹⁵?</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</p>

¹⁵ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

	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, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with CP55 to address environmental impacts.
Assessment outcome (on balance) -	
Summary of SA Objective 4	
<p>The site is in a central location to the village of Codford and is within an accessible location to the services offered at the village level. Development of the site would increase commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. 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. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs.</p> <p>The site does not fall within a designated AQMA and does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour, light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures would need to be developed in accordance with national and local plan policy.</p> <p>Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</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	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

substances?	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	
<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. Effects are considered likely to be minor adverse against 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?	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 within surface water flooding 1:30/200 area. There are known issues with storm and foul drainage disposal. Any proposals for development of this site should be informed by a site specific flood risk assessment as the site is greater than 1ha in size. 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.
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/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 (SuDs)?	The site is located within Flood Zone 1. The site has the potential to accommodate appropriate Sustainable Drainage System measures to manage surface water run-off from built form and should be incorporated in to the design and layout of any development scheme. The site is within surface water flooding 1:30/200 area. There are known issues with storm and foul drainage disposal. For further guidance see Wiltshire Council’s Ground Water Strategy and CIRIA Guidance Part E, Chapter 25.
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. Proposals for development should be informed by a site specific flood risk assessment as the site is greater than 1 ha in size. (Also see comments in response to 5 above).
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. 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. Development of the site which may lead to localised surface water flooding (1:30/200 areas). There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. System measures to manage surface water run-off from built form and should be incorporated in to the design and layout of any development scheme. See Wiltshire Council’s Ground Water Strategy and CIRIA Guidance Part E, Chapter 25. No details of drainage exist as yet but there is potential to introduce pollution prevention measures. The site will require at planning application stage to be supported by a Flood Risk Assessment taking into account appropriate Sustainable Drainage System measures. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</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 is a grade II listed building located approximately 75m to the southeast of the site. This heritage asset and the site are separated by existing development and vegetation. Development of the site may affect the setting of this heritage asset and its significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are very unlikely but in the event they arise, they would seem capable of mitigation. There is no Conservation Area within Codford and no Scheduled Monuments within close proximity to the site.
2. Ensure appropriate archaeological assessment prior to development?	The archaeological potential of the site has been evaluated as medium so further archaeological assessments to support development of the site are required. The historic landscape of the site has been evaluated as low sensitivity. The site is made up of modern fields created by altering post medieval fields. Its previous character is barely legible.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site 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?	There is no Conservation Area within Codford. Development would be capable of maintaining and enhancing the character and distinctiveness of Codford, whether it be through a reduced scale of development, design of dwellings and high quality materials if a Heritage Impact Assessment considers them to be necessary.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no 'at risk' heritage assets on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) -	
Summary of SA Objective 6	

The site is located within close proximity to a grade II listed building. The impact of the site on the setting of this historic asset is very likely to be minimal and capable of being mitigated through appropriate design and siting. A Historic Impact Assessment would need to be undertaken to conform the impact and mitigation required. There is no Conservation Area within the village and no Scheduled Monuments within close proximity to the site. An archaeological assessment would be required to determine the archaeological potential of the site. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are 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 site is within the Cranborne Chase AONB. This is a highly important landscape designation. The Landscape Character of this site falls within the Chalk River Valley typology. It is of strong character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as to conserve. This is a large site located to the west of the village and whilst the settlement boundary adjoins part of the eastern edge of the site the remainder of the site is not particularly well related to the existing built form. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside provided robust landscape mitigation measures are employed. There are hedgerows present on site which could be extended for further screening given the location of the site on the rural fringe. There are sensitive visual receptors (houses) in the vicinity of the site and the site would be visible from other parts of the AONB and surrounding open countryside. Intervisibility is considered to be medium. It is considered that housing development at this site would result in potential landscape and visual impacts that could be difficult to mitigate. Robust mitigation and enhancement strategies are essential.</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 through public open space, connections to existing footpath networks and green corridors etc.</p>
<p>3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p>In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. 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 greenspace and the wider countryside for recreation.</p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three</p>	<p>The site is within the Cranborne Chase AONB. This is a highly important landscape designation. However, as Codford is situated wholly within the AONB, all potential sites in the village will need to be considered and appropriately assessed in order to address the indicative housing requirements set out in the adopted Core Strategy. Such assessments will need to address the provisions of national policy (paragraphs 115 and 116 of the NPPF). Given the location of the development on the edge of</p>

local AONBs ¹⁶ ?	Codford, it may be visible from other points in the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.
5. Protect rights of way, open space and common land?	In accordance with local plan policy, the development of the site would protect and add to the existing open spaces and common land assets. Development in this location would not result in loss of amenity greenspace. There are no public rights of way or publicly accessible space within or adjacent the site.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	
Summary of SA Objective 7	
<p>The site is greenfield land located on the rural fringe of Codford but not particularly well related to the existing built form. The site is within the Cranborne Chase AONB. This is a highly important landscape designation. Views into the site from a number of locations from residential properties and surrounding open countryside, as well as views from other parts of the AONB. The level of effect would depend on the design of the development and employment of substantial mitigation measures. It is considered that housing development at this site would result in potential landscape and visual impacts that may only be successfully mitigated with robust mitigation and enhancement strategies. The site is of a size which could deliver areas of public open space or green infrastructure within the site. Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.</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	

¹⁶ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	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?	There is no known emerging neighbourhood plan.
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.
Assessment outcome (on balance) + + +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for up to approximately 78 residential units (though this may be reduced through the mitigation set out in this assessment). Development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy and has the potential to deliver affordable units alongside open market units. Overall it is considered that allocation of this site would have major benefits in terms of meeting the aim of SA Objective 8.	
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. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children's play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is a doctor's surgery within Codford village, which is a branch surgery for the Orchard Surgery, Wilton. All town surgeries currently have capacity issues and would require mitigation to meet additional patient demand. Mitigation would be required to support additional patient demand arising from the development of the site.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Codford area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire's most deprived quintile group of Lower Layer Super Output Areas

	(LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 0047B LSOA, which is amongst the 50% least deprived neighbourhoods in the country ¹⁷ . Development of this site is likely to contribute to improving poverty and deprivation in this area.
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, with a reasonable level of access to the local services and facilities within the village. 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. The village is serviced by a bus route providing connectivity to Warminster and Salisbury and the wider public transport network. Given the limited services within Codford it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>Wylve Valley Church of England Primary School currently has surplus places and would benefit from housing within its catchment. It is also on a large site so could be expanded if required.</p> <p>The secondary school feeds to Kingdown in Warminster. The secondary places situation in Warminster is complex. Kingdown School is almost full and is forecast to fill completely over the next two to three years. The school cannot be expanded on its current site. A second site for the school is being sought on the WWUE which will support approx. 300 secondary pupils. This will however only be sufficient new places to cater for WWUE itself. Unless the developer of the WWUE was prepared to provide a larger site (over and above what is required to support their own development) then there is no way of creating further secondary places in the town.</p>

¹⁷ English indices of deprivation (DCLG, 2015)

Assessment outcome (on balance) - -

Summary of SA Objective 9

The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. There may be some adverse effects on the amenity for existing residents through increased urbanisation and population numbers. The GP Surgery currently has capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site. The local primary school has surplus places. Secondary education needs would be problematic to mitigate since it is reliant upon other developments delivering a new site within Warminster.

Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic in the light of the issues surrounding secondary education.

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>In accordance with national policy/local plan policy and best practice, the development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking routes to local services / facilities/employment, given its size. New Road flanks the entire length of the sites northwest boundary and has no footway. Part of the sites southwest boundary is flanked by High Street which has a footway on either the northern side or southern side of the road. High Street is classed as a minor (C class) road with no pedestrian crossing. A pedestrian crossing may be required if evidence suggests this is necessary as a result of this development. There is potential for further opportunities for increasing walking accessibility to facilities. There is potential opportunity for cycling provision but the A36 less so for any considerable distance.</p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p>Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.</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 well located in terms of access to the primary school, post office, doctors surgery, public house, village hall, shop, garage and church but walking from the site to access these facilities is for some of the journey by foot, unsafe although there is scope for some limited improvement. The village is serviced by several bus routes and has six bus stops. The closest to the site is The Garage, some 180m distance which offers a direct service to Bath Bus Station (via Trowbridge) and Salisbury. The nearest train station (Warminster) is beyond walking/cycling distance. However, given the limited services within Codford it is</p>

	likely that residents would be reliant on the use of a private vehicle.
Assessment outcome (on balance) -	
Summary of SA Objective 10	
<p>The site is located to the south of the large village of Codford. There is an existing access off the New Road. The site is not particularly closely related to the existing built form of the village. However, it is within walking distance of the services and facilities, all of which are accessible by footway. However, there is no road crossing in the village. The types of facilities found in higher order settlements such as Warminster and Salisbury mean that overall residents are still likely to rely upon use of the private car. Public footpaths whilst in the wider vicinity have the potential to be connected to but are unlikely to materially increase walking accessibility to the centre of the village. Overall it is considered that development of the site would have minor effects against this objective.</p>	
SA Objective 11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	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 village and wider community area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) + +	
Summary of SA Objective 11	
<p>The site is located on greenfield land. Development will increase the local population resulting in a contribution towards the local rural economy through use of local services and facilities 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 potential use of local services such as the pub), and will help stimulate the local economy once built by providing an increase in workforce in the medium-long term for local employers. It is expected that development in this location would support the viability of local services, facilities and businesses of Codford village. Overall it is considered that it is likely that there would be no adverse effect and whilst there are no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely to have moderate benefits for the local economy and meet the aim of SA Objective 11.</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	

Decision Aiding Questions. Will the development site...	
1. Protect and enhance the vitality and viability of existing employment areas?	This is a greenfield site. The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However, in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
Assessment outcome (on balance) +	
Summary of SA Objective 12	
<p>This is a greenfield site, therefore development of the site for housing does not lead to the loss of designated employment land and is not being considered for employment land. 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 3506 - Manor House Grounds, Codford

Site context	
<p>Site size: 0.73ha Site capacity: approximately 18 dwellings</p> <p>The site is sloping within residential curtilage/ gardens of Rockworth House. There are mature trees on boundaries and land is grass, with some hedgerow on the boundaries. Access is down a track to the west of the site off the main road into the village.</p>	
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?	Development of this greenfield site may have some limited adverse effects regarding fragmentation of existing habitats, such as hedgerows on the field boundary and trees within the site. The site is currently in agricultural use and is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of habitat fragmentation and allow

	appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	Development at the village could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA therefore recommends that options for this settlement are removed from the process at this stage. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan. This judgement was made as a part of preparing the WCS but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.
3. Result in greater community engagement with biodiversity?	Given the size of the site it could be possible that development of this site could lead to greater community engagement with biodiversity through provision of open space and access to the open countryside beyond.
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. There are no river corridors within or adjacent to this site. Protection should be given to mature hedgerows and trees along the boundaries of the site where possible. Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of public open space this may give opportunities for biodiversity enhancement.
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 that will protect and enhance existing biodiversity features and species and allow for biodiversity 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 protecting BAP habitats/species (hedgerows). Ecological assessment 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 Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process with

	regard to the impact of development on the River Avon SAC in light of the Nutrient Management Plan.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council's current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to impacts on designated Local Geological Sites (LGS).
Assessment outcome (on balance) - - -	
Summary of SA Objective 1	
Mitigation to offset the potential effects of development on local ecological features is likely to be possible, which would need to be determined by an ecological assessment in support of a planning application. However, due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the site selection process and in the determination of any planning application for the development of the site. Overall it is considered that the effects would be major adverse given the potential impacts on the River Avon SAC.	
SA Objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links	The site is situated on the edge of the large village of Codford which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and there is a bus stop present within the village providing connectivity to Wilton and Warminster and the wider public transport network.

and key infrastructure?	Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Salisbury and Warminster for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site.
2. Maximise reuse of previously developed land where possible/appropriate?	This is a greenfield site and there is little or no potential for maximising the reuse of previously developed land.
3. Encourage remediation of contaminated land?	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. The site is located on greenfield arable land, as opposed to brownfield (i.e. previously developed land). On the basis of available evidence, it is considered unlikely that remediation measures would be required in order to facilitate development of the land for housing.
4. Ensure the design and layout of new development supports sustainable waste management?	The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.
5. Protect and enhance soil quality?	In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at 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, 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?	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) -	

<p>Summary of SA Objective 2</p> <p>The site is greenfield land. There are no known contamination issues and therefore it is unlikely to require remediation. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</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>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. Evidence suggests that for water supply there is limited capacity in local distribution mains. For foul water there are private systems which would need consent from the Environment Agency. There is no public sewerage system or surface water drainage but there is no evidence to suggest that development of the site for housing could not be capable of being supported by existing and planned water and sewerage infrastructure capacity. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the design and layout of any new development.</p> <p>There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring (the site is within an identified 'groundwater area' so will require testing and monitoring for at least 12 months to determine level of ground water). This also applies to foul drainage and Codford is unsewered in relation to public drainage therefore a foul drainage disposal system would need to be provided. Surface water systems must be sealed as per sewers. Soakaways/infiltration may not work. Any discharge into the local watercourses must be at a controlled rate. There is surface water flooding in the southern part of site, thus storm water disposal will be an issue as will foul drainage as no public system in area. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>Warminster is a high risk area for impacts on the Hampshire River Avon SAC. Ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.</p>
<p>2. Ensure that essential water infrastructure is co-ordinated with all new development?</p>	<p>In developing the site for housing, consideration would need to be given to responding positively to existing / planned water infrastructure capacity in the local area. Water supply has limited capacity in local distribution mains. For foul water there are private systems which would need consent from the Environment Agency. However, there is no evidence to suggest that</p>

	development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the design and layout of any new development. Where the pressure exerted by new housing development could lead to capacity issues, suitable and timely investment would need to be agreed between the developer(s) and the relevant utilities company. (See response to Q1 above also).
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company. It is considered that it would be possible for any new development on this site to incorporate water saving measures / technologies and no adverse effects are foreseen.
4. Consider the need for adequate provision of surface water and foul drainage?	<p>Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage. Consideration should be given to the inclusion of SuDs within any subsequent planning process to control the risk of surface water flooding from impermeable surfaces.</p> <p>There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring (the site is within an identified 'groundwater area' so will require testing and monitoring for at least 12 months to determine level of ground water). This also applies to foul drainage and Codford is unsewered in relation to public drainage therefore a foul drainage disposal system would need to be provided. Surface water systems must be sealed as per sewers. Soakaways/infiltration may not work. Any discharge into the local watercourses must be at a controlled rate. There is surface water flooding in the southern part of site, thus storm water disposal will be an issue as will foul drainage as no public system in area. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. (See response to Q1 above also).</p>
5. Protect, and where possible, improve surface, ground and drinking water quality?	In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality. It is considered that this is possible on this site.
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 is within sub- catchment of the Hampshire Avon which is particularly vulnerable to phosphate loading and is not served by mains sewerage systems. Package treatment would be required, which is a less sustainable solution (than connections to a mains STW) and would require Environment Agency consent.

Assessment outcome (on balance) -

Summary of SA Objective 3

The site does not lie within a Groundwater Source Protection Zone. Warminster is a high risk area for impacts on the Hampshire River Avon SAC. Ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan. There is no evidence to suggest that development of the site for housing could not be supported by additional water and sewerage infrastructure to cope with demand.

Water supply has limited capacity in local distribution mains. For foul water there are private systems which would need consent from the Environment Agency as there is no public sewerage system. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the design and layout of any new development. The site is within an identified 'groundwater area' so will require testing and monitoring for at least 12 months to determine level of ground water. There is surface water flooding in the southern part of site, thus storm water disposal will be an issue as will foul drainage as no public system in area. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.

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

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Codford does not have any specific air quality issues.</p> <p>No significant effects on air quality are foreseen with development at this location but minor effects are likely. Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic).</p> <p>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 within walking distance of village services which could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy and is unlikely to adversely affect any AQM elsewhere within the county. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing.</p>
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	Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.
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 would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which 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 does not fall within or in close proximity to any other likely significant sources of environmental pollution (air, noise, odour and light). This site is immediately adjacent to the A36 therefore noise and air quality impacts must be considered in detail. A suitable and sufficient assessment of the road traffic noise and air quality should be commissioned by any applicants and attenuation measures included in the layout and design. Attenuation measures may include barriers such as bunds or fencing and may take up some of the land area reducing the area available for housing.
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 ¹⁸ ?	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.

¹⁸ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

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, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	On the basis of available evidence, the development of this site for housing would be unlikely to lead to significant adverse air quality impacts on any relevant SACs.
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p>The site is in a central location to the village of Codford and is within an accessible location to the services offered at the village level. Development of the site would increase commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. 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. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs.</p> <p>The site does not fall within a designated AQMA and does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour, light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures would need to be developed in accordance with national and local plan policy.</p> <p>Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable</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 Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that

of energy?	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. Effects are considered likely to be minor adverse against 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. No specific vulnerabilities are known with regards this particular site. 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>There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring (The site is within an identified ‘Groundwater area’ so will require testing and monitoring for at least 12 months to determine level of ground water). This also applies to foul drainage and believed Codford to be unsewered in relation to public drainage therefore will need to provide foul drainage disposal system. Surface water systems must be sealed as per sewers. Soakaways/infiltration may not work. Any discharge into the local watercourses must be at a controlled rate. There is a pond present adjacent to the south eastern boundary of the site. There is surface water flooding in southern part of site, thus storm water disposal will be an issue as will foul drainage as no public system in area. Further guidance can be found in the Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</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/ground floor levels; for drought resistant planting; and for generally more resilient buildings and spaces (general design and robust materials).</p>
<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding, including Sustainable Drainage Systems (SuDs)?</p>	<p>The site is located within Flood Zone 1. The site has the potential to accommodate appropriate Sustainable Drainage System measures to manage surface water run-off from built form and should be incorporated in to the design and layout of any development scheme. See Wiltshire Council's Ground Water Strategy and CIRIA Guidance Part E, Chapter 25.</p> <p>There is a pond present adjacent to the south eastern boundary of the site. There is surface water flooding in southern part of site, thus storm water disposal will be an issue as will foul drainage as no public system in area. There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring (The site is within an identified 'Groundwater area' so will require testing and monitoring for at least 12 months to determine level of ground water). This also applies to foul drainage and believed Codford to be unsewered in relation to public drainage therefore will need to provide foul drainage disposal system. Surface water systems must be sealed as per sewers. Soakaways/infiltration may not work. Any discharge into the local watercourses must be at a controlled rate. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p>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. Proposals for development should be informed by a site specific flood risk assessment as the site is greater than 1 ha in size. (Also see comments in response to 5 above).</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>	

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. Development of the site which may lead to localised surface water flooding. There is a pond present adjacent to the south eastern boundary of the site. There is surface water flooding in southern part of site, thus storm water disposal will be an issue as will foul drainage as no public system in area. There is the potential to increase flood risk elsewhere and contribute to surface water runoff of pollution. There is underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring. System measures to manage surface water run-off from built form and should be incorporated where possible into the design and layout of any development scheme. See Wiltshire Council's Ground Water Strategy and CIRIA Guidance Part E, Chapter 25. No details of drainage exist as yet but there is potential to introduce pollution prevention measures. The site will require at planning application stage to be supported by a Flood Risk Assessment taking into account appropriate Sustainable Drainage System measures. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.

SA Objective 6. Protect, maintain and enhance the historic environment

Decision Aiding Questions. Will the development site...

<p>1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?</p>	<p>There are several listed buildings located close to the site, including one (Stable Cottage) located within 50m and the grade II* listed church but there is existing development and vegetation between. Development of the site may affect the setting of these heritage assets and their significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. There is potential for adverse effects to occur, however in the event they arise there is some potential of mitigation. There is no Conservation Area within Codford and no Scheduled Monuments within close proximity to the site.</p>
<p>2. Ensure appropriate archaeological assessment prior to development?</p>	<p>The archaeological potential of the site has been evaluated as high so further archaeological assessments to support development of the site are required. The historic landscape of the site has been evaluated as low sensitivity. The site is recognised as being post medieval piecemeal fields which is a common/frequent landscape character of the area.</p>
<p>3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?</p>	<p>The site contains no existing buildings, and as such no opportunity to reuse historical buildings or buildings of significance is presented.</p>
<p>4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?</p>	<p>There is no Conservation Area within Codford. Development would be capable of maintaining and enhancing the character and distinctiveness of Codford, whether it be through a reduced scale of development, design of dwellings and high quality materials if a Heritage Impact Assessment considers them to be necessary.</p>

5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no 'at risk' heritage assets on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) - -	
<p>Summary of SA Objective 6</p> <p>There are several listed buildings located close to the site, including one (Stable Cottage) located within 50m and the grade II* listed church but there is existing development and vegetation between. Development of the site may affect the setting of these heritage assets and their significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. There is potential for adverse effects to occur, however in the event they arise there is some potential of mitigation. An archaeological assessment would be required to determine the archaeological potential of the site. Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.</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 site is within the Cranborne Chase AONB. This is a highly important landscape designation. The Landscape Character of this site falls within the Chalk River Valley typology. It is of strong character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as to conserve. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside provided suitable landscape mitigation measures are employed. There are hedgerows present on site which could be extended for further screening given the location of the site on the rural fringe. There are sensitive visual receptors (houses) in the vicinity of the site and the site would be visible from other parts of the AONB. Intervisibility is considered to be low. It is considered that housing development at this site would result in potential landscape and visual impacts that could be difficult to mitigate. A robust mitigation and enhancement strategy is essential.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and

Infrastructure Strategy?	green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. 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 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 ¹⁹ ?	The site is within the Cranborne Chase AONB. This is a highly important landscape designation. However, as Codford is situated wholly within the AONB, all potential sites in the village will need to be considered and appropriately assessed in order to address the indicative housing requirements set out in the adopted Core Strategy. Such assessments will need to address the provisions of national policy (paragraphs 115 and 116 of the NPPF). Given the location of the development on the edge of Codford, it may be visible from other points in the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets.
5. Protect rights of way, open space and common land?	Development at this site would not be expected to have a significant effect or loss on the Public Rights of Way network, open space or common land. In accordance with local plan policy, the development of the site would protect and add to the existing rights of way network, open spaces and common land assets. Development in this location would not result in loss of amenity greenspace.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	

¹⁹ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

Summary of SA Objective 7

The site is greenfield land located on the rural fringe of Codford. The site is within the Cranborne Chase AONB. This is a highly important landscape designation.

Views into the site from a number of locations from residential properties and surrounding open countryside, as well as views from other parts of the AONB. The level of effect would depend on the design of the development and employment of substantial mitigation measures. It is considered that housing development at this site would result in potential landscape and visual impacts that may only be successfully mitigated with robust mitigation and enhancement strategies. The site is of a size which could deliver areas of public open space or green infrastructure within the site. Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.

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

Decision Aiding Questions. Will the development site...

1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	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?	There is no known emerging neighbourhood plan.
7. Provide for an adequate range of housing in rural areas, whilst	In accordance with national policy / local plan policy, the allocation of the site would sustainably boost housing to meet the

avoiding isolated dwellings?	needs of rural communities.
Assessment outcome (on balance) + +	
Summary of SA Objective 8	
<p>The whole SHLAA site provides capacity for up to approximately 18 residential units (though this may be reduced through the mitigation set out in this assessment). Development on this site would help to meet local housing needs in accordance with the policies of the Core Strategy and has the potential to deliver affordable units alongside open market units. Overall it is considered that allocation of this site would have a moderate beneficial effect on SA Objective 8.</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. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children’s play area and other landscaping to improve facilities and amenity. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<p>There is a doctor’s surgery within Codford village, which is a branch surgery for the Orchard Surgery, Wilton.</p> <p>All town surgeries currently have capacity issues and would require mitigation to meet additional patient demand.</p>
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Codford area through housing provision, short-term construction jobs and a larger workforce for

	<p>local businesses. This site is not within one of Wiltshire’s most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 0047B LSOA, which is amongst the 50% least deprived neighbourhoods in the country²⁰. Development of this site is likely to contribute to improving poverty and deprivation in this area.</p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p>The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village. 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. The village is serviced by a bus route providing connectivity to Warminster and Wilton and the wider the public transport network. Given the limited services within Codford it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</p>
<p>7. Support the development of community campuses?</p>	<p>Development of community campuses is directed to the town level and therefore this is not appropriate for this site.</p>
<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?</p>	<p>Wylve Valley Church of England Primary School currently has surplus places and would benefit from housing within its catchment. It is also on a large site so could be expanded if required.</p> <p>The secondary school feeds to Kingdown in Warminster. The secondary places situation in Warminster is complex. Kingdown School is almost full and is forecast to fill completely over the next two to three years. The school cannot be expanded on its current site. A second site for the school is being sought on the WWUE which will support approx. 300 secondary pupils. This will however only be sufficient new places to cater for WWUE itself. Unless the developer of the WWUE was prepared to provide a larger site (over and above what is required to support their own development) then there is no way of creating further secondary places in the town.</p>

²⁰ English indices of deprivation (DCLG, 2015)

Assessment outcome (on balance) - -

Summary of SA Objective 9

The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The sites are within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. There may be some adverse effects on the amenity for existing residents through increased urbanisation and population numbers. The GP Surgery currently has capacity issues. Mitigation would be required to support additional patient demand arising from the development of the site. The local primary school has surplus places. Secondary education needs would be problematic to mitigate since it is reliant upon other developments delivering a new site within Warminster.

Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic in the light of the issues surrounding secondary education the development.

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>In accordance with national policy/local plan policy and best practice, the development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking routes to local services / facilities/employment, given its size. The site is accessed via a narrow track off High Street. High Street is classed as a minor (C class) road with no pedestrian crossing. A pedestrian crossing might be required if evidence suggests this is necessary as a result of this development. There is potential for further opportunities for increasing walking accessibility to facilities. There is potential opportunity for cycling provision but the A36 less so for any considerable distance.</p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p>Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.</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 well located in terms of access to the primary school, post office, doctors surgery, public house, village hall, shop, garage and church but walking from the site to access these facilities is for some of the journey by foot, unsafe although there is scope for some limited improvement. The village is serviced by several bus routes and has six bus stops. The closest to the site is The Grove, some 100m distance which offers a direct service to Bath Bust Station (via Trowbridge) and Salisbury. The nearest train station (Warminster) is beyond walking/cycling distance. However, given the limited services within Codford it is</p>

	however likely that residents would be reliant on the use of a private vehicle.
Assessment outcome (on balance) - -	
Summary of SA Objective 10	
<p>The site is located in the west of the large village of Codford. The site is accessed off High Street via a narrow track with no footway. The site is within walking distance of the services and facilities but part of the route lacks a footway. The types of facilities found in higher order settlements such as Warminster, Salisbury and Wilton mean that overall residents are still likely to rely upon use of the private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village. Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.</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 to 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 village and wider community area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) +	
Summary of SA Objective 11	
<p>The site is located on a greenfield land. Development will increase the local population resulting in a small contribution towards the local rural economy through use of local services and facilities 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 potential use of local services such as the pub), and will help stimulate the local economy once built by providing an increase in workforce in the medium-long term for local employers. It is expected that development in this location would support the viability of local services, facilities and businesses of Codford village. Overall it is considered that it is likely that there would be no adverse effect and whilst there are no known specific regeneration benefits of the site for housing development, the allocation of this site would be likely to have a minor positive effect on the local economy and meet the aim of SA Objective 11.</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	
Decision Aiding Questions. Will the development site...	
1. Support appropriate retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	This is a greenfield site. The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However, in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
Assessment outcome (on balance) +	
Summary of SA Objective 12	
<p>This is a greenfield site, therefore development of the site for housing does not lead to the loss of designated employment land and is not being considered for employment land. The development of the 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>	

Heytesbury

Site 3486 – Heytesbury Park, Heytesbury

Site context

Site size: 4.79ha Site capacity: approximately 112 dwellings

The site is flat and made up of the Heytesbury cricket club / playing field and football pitch. There are associated pavilion and storage units on site. The site has many mature trees within it and mature hedgerow, trees and fencing at the boundaries of the site. The road (Park Street) flanks almost the entire length of the sites southern boundary. The A36 runs to the north and there is a further road to the west. Both are separated from the site by a narrow strip of land.

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 currently used as a cricket club / playing field and football pitch and therefore may have already had some limited adverse effects regarding fragmentation of existing habitats. There is potential for bat roosts within ancillary buildings. The site is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of further habitat fragmentation and allow appropriate restoration.
2. Ensure all new developments protect and enhance local biodiversity through the adoption of appropriate mitigation measures including buffering existing important sites and species (including ancient woodland, CWSs, SSSIs, SACs, SPAs and locally designated sites) and creating biodiversity features within new development resulting in a net gain?	Development at the village could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There is also potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA therefore recommends that options for this settlement are removed from the process at this stage. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan. This judgement was made as a part of preparing the WCS but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may to have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.
3. Result in greater community engagement with biodiversity?	Given the size of the site it could be possible that development of this site could lead to greater community engagement with biodiversity through provision of open space and access to the open countryside beyond.
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. Beyond Park Lodge (approx. 350m from the site) is a stream that is linked to the River Wylve (part of the River Avon SAC catchment). Protection should be given to mature hedgerows and trees within the site and along the boundaries of the site where possible (especially those with TPO's). Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of public open space which may give opportunities for biodiversity enhancement.
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 that will protect and enhance existing biodiversity features and species and allow for biodiversity 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 protecting BAP habitats/species (hedgerows). There are 24 trees with Tree Preservation Orders (TPO's) and 3 buildings within the site, including 2 pavilions, which are likely to be suitable for roosting bats. Ecological assessment 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 Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process with regard to the impact of development on the River Avon SAC in light of the Nutrient Management Plan.
8. Maintain the existing extent of ancient woodland sites?	The development of the site would not affect ancient woodland features. However, 24 trees with Tree Preservation Orders (TPO's) and a number of significant trees which have potential for TPO's. Protection should be given to any mature trees within the site and along the site boundaries.
9. Require that disturbance impacts of proposed development are assessed as part of development proposals, particularly in relation to Salisbury Plain and New Forest SPAs?	The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	Not applicable – the site does not fall within one of the Council's current guidance areas.
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.
Assessment outcome (on balance) - - -	
<p>Summary of SA Objective 1</p> <p>Mitigation to offset the potential effects of development on local ecological features is likely to be possible, which would need to be determined by an ecological assessment in support of a planning application. However, due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process and in the</p>	

determination of any planning application for the development of the site. Overall it is considered that the effects would be major adverse given potential impacts on the River Avon SAC.

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 situated on the edge of the large village of Heytesbury which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and there is a bus stop present within the village providing connectivity to Salisbury and Warminster and the wider public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Salisbury and Warminster for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence. Given the site's prominence in the landscape setting on the rural fringe of the village and to reflect local built vernacular, it is unlikely that housing densities could be maximised on this site. There would also need to be a degree of landscape mitigation and sensitive design due to the site's location and relationship with nearby Listed buildings.</p>
<p>2. Maximise reuse of previously developed land where possible/appropriate?</p>	<p>This is a greenfield site currently used to provide community recreational sports facilities and therefore there is some potential for maximising the reuse of previously developed land.</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. The site is used as a playing field/sports pitches, with associated pavilion and storage units. It is unlikely that there is contamination, however the site should be screened for contaminated land potential and any necessary mitigation measures identified.</p>
<p>4. Ensure the design and layout of new development supports sustainable waste management?</p>	<p>The development of the site will need to support the delivery of sustainable waste management measures. Further advice on these matters should be sought through early dialogue with the Council's waste management team.</p>
<p>5. Protect and enhance soil quality?</p>	<p>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.</p>
<p>6. Protect the best and most versatile agricultural land?</p>	<p>The site contains a playing field, cricket pitch, football pitch and several associated buildings and would not, therefore, involve the loss of BMV land.</p>

<p>7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working potential?</p>	<p>The site is not located within a designated Mineral Safeguarding Area. As such, development would be unlikely to lead to the sterilisation of known, potentially viable mineral resources. 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 greenfield used for community recreational sports facilities. There would be no loss of BMV land. There are no known contamination issues, however the site should be screened for contamination and any necessary mitigation measures identified. The site is not located within a designated Minerals Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</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>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water.</p> <p>Heytesbury is not connected to the public sewer network, existing residents have private arrangements.</p> <p>There is no evidence to suggest that water could not be supplied to any housing development particularly given the presence of a main within the boundaries of the site (easement and protection would be required to be provided and maintained free of development. Agreement will be required.). However, network modelling will be required to consider the impact of 100 dwellings. This scale of development may require reinforcement works.</p> <p>The site is on underlying chalk therefore soakaways may be possible but will need to comply with Groundwater Strategy and undertake groundwater monitoring testing and monitoring for at least 12 months to determine level of ground water. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25.</p> <p>There is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity. Consideration should be given to incorporating water saving measures and appropriate pollution prevention and control into the design and layout of any new development.</p> <p>The Warminster area is a high risk area for impacts on the Hampshire River Avon SAC. Ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan.</p>

	<p>The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.</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 water supply.</p>
<p>3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?</p>	<p>In developing the site for housing, consideration would need to be given to the installation of water saving measures (e.g. water harvesting and water metering) in line with local plan policies, national policy and the objectives of the relevant water utilities company.</p>
<p>4. Consider the need for adequate provision of surface water and foul drainage?</p>	<p>Where appropriate, the development of the site may need to make provision for on-site surface and foul water drainage.</p> <p>Heytesbury has no public surface water system and is underlain by chalk. It may susceptible to seasonal groundwater level fluctuations and surface water flooding. Surface water drainage attenuation measures, including the monitoring of groundwater levels (in accordance with the Council's Groundwater Strategy and CIRIA guidance, part E, chapter 25) would need to be addressed as part of any planning process and may have an impact on the net developable area. The use of SuDs could be problematic.</p>
<p>5. Protect, and where possible, improve surface, ground and drinking water quality?</p>	<p>In line with the provisions of local planning policy and the Water Framework Directive, the development of the site for housing should make suitable provision to protect and, where appropriate, improve local surface, ground and potable drinking water quality.</p> <p>The site is within Groundwater Source Protection Zone 3 and there are implications for pollution of water resources. There is potential to mitigate any impacts through pollution prevention measures in consultation with the Environment Agency.</p>
<p>6. Encourage sustainable and efficient management of water resources, including consideration of the potential impact of water usage and discharge on biodiversity, particularly in relation to the River Avon SAC and Kennet and Lambourn Floodplain SAC?</p>	<p>The site is within sub- catchment of the Hampshire Avon which is particularly vulnerable to phosphate loading and is not served by mains sewerage systems. Package treatment would be required, which is a less sustainable solution (than connections to mains STW) and would require Environment Agency consent.</p> <p>The site is within sub- catchment of the Hampshire Avon which is particularly vulnerable to phosphate loading and is not served by mains sewerage systems. Package treatment would be required, which is a less sustainable solution (than connections to a mains STW) and would require EA consent.</p>

Assessment outcome (on balance) - -

Summary of SA Objective 3

Residential development on this site would result in a limited increase in demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction need to be assessed further through the determination of any planning application. Further capacity assessment is needed in respect of foul drainage. These matters should not preclude the development of the site.

Given the geology of the area and groundwater sensitivities, the provision of soakaway and SuDs and other attenuation measures might be problematic and could reduce the net developable area.

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

Warminster is a high risk area for impacts on the Hampshire River Avon SAC. Ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.

There is no evidence to suggest that development of the site for housing could not be supported by planned water and sewerage infrastructure to cope with demand. Further guidance can be found in the Wiltshire Council’s Groundwater Strategy and CIRIA Guidance, Part E, Chapter 25. Development at this site would be capable of incorporating measures to positively respond to the predicted effects of climate change. No details of drainage exist as yet but there is potential to introduce pollution prevention measures, including SuDs.

Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.

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

Decision Aiding Questions. Will the development site...

<p>1. Maintain and improve local air quality?</p>	<p>The site is not located within an Air Quality Management Area (AQMA) and currently Heytesbury does not have any specific air quality issues.</p> <p>No significant effects on air quality are foreseen with development at this location but minor effects are likely. Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g.</p>
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	<p>increased private car usage/local commuter traffic).</p> <p>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 within walking distance of village services which could be accessed by cycle or by foot. Nevertheless, measures will need to be developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy and is unlikely to adversely affect any AQM elsewhere within the county. Such measures may include maximising opportunities for use of sustainable transport modes in the local area and measures may also include: landscaping, bunding or separation to increase distance from highways and junctions; possible traffic management or highway improvements abatement technology; and incorporating site layout / separation and other conditions in site planning; traffic routing, site management, site layout and phasing. Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of the foot and cycleway should also help limit the effects of additional traffic from the development of the site.</p>
<p>2. Minimise and, where possible, improve on unacceptable levels of noise, light pollution, odour and vibration through the layout, design and/or location of development?</p>	<p>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures to limit such impacts would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p> <p>This site is immediately adjacent to the A36 therefore noise and air quality impacts must be considered in detail. A suitable and sufficient assessment of the road traffic noise and air quality should be commissioned by any applicants and attenuation measures included in the layout and design. Attenuation measures may include barriers such as bunds or fencing and may take up some of the land area reducing the area available for housing.</p>
<p>3. Mitigate the impacts from uses that generate NO₂, SO₂ and PM₁₀ or other particulates?</p>	<p>Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage). Mitigation measures to limit the impacts of vehicular movements on local air quality would need to be developed and implemented in accordance with local plan policy and advice from relevant bodies.</p>

4. Seek to reduce development in or near to AQMAS ²¹ ?	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?	<p>The site is within sub- catchment of the Hampshire Avon which is particularly vulnerable to phosphate loading and is not served by mains sewerage systems. Package treatment would be required, which is a less sustainable solution (than connections to a mains STW) and would require EA consent.</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>
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, such as good access from the site to local services, facilities and public transport.
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. 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 is in a central location to the village of Heytesbury and is within an accessible location to the services offered at the village level. Development of the site would increase commuter traffic, and rely on the use of the private car for larger services and facilities, which may impact on local air quality. Measures will need to be</p>	

²¹ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

developed and implemented to mitigate vehicular emissions in line with local plan policies and the council's Air Quality Strategy. It is unlikely that local air quality will be denigrated to the extent that this would impact on local biodiversity sites and SACs.

The site does not fall within a designated AQMA and does not fall within or in close proximity to any likely significant sources of environmental pollution (air, noise, odour, light). The development at this site would likely generate increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which may lead to short-term (construction) and longer-term (occupation) impacts associated with noise, light pollution, odour and vibration. Mitigation measures would need to be developed in accordance with national and local plan policy.

Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.

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

Decision Aiding Questions. Will the development site...

1. Minimise emissions of greenhouse gases and ozone depleting substances?	Development of the site for housing would have the potential to increase greenhouse gas emissions due to emissions generated through the construction and occupation of the development. These emissions could be mitigated through the design process, as set out in 'Delivering strategic objective 2: to address climate change' and Core Policy 41 of the Wiltshire Core Strategy, by incorporating design measures to reduce demand and/or by ensuring as much access as possible to sustainable modes of transport.
2. Promote the development of renewable and low carbon sources of energy?	Promotion and development of low carbon sources could be brought about through the design and planning process, with all proposals for major development being required to submit a Sustainable Energy Strategy (Core Policy 41 of the Wiltshire Core Strategy), which will outline the low-carbon strategy for the proposal. On smaller developments, it will be a requirement that building design incorporates building integrated renewable or low carbon technologies.
3. Promote energy efficiency in buildings and new development?	Promotion of energy efficiency will be encouraged through the design process, with new homes incorporating design measures to reduce energy demand such as passive heating measures and passive ventilation.
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. Effects are considered likely to be minor adverse 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...	
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 would need to ensure that surface water run-off would not contribute to an exacerbation of flood risk from fluvial sources. This site is underlain by chalk and may be susceptible to seasonal fluctuations in groundwater levels, with implications for surface water. Monitoring will be required in accordance with the Council's Drainage Strategy and CIRIA guidance, part E, Chapter 25 to determine a suitable storm water disposal system which may have an impact on the size and area of development. The design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk.</p> <p>The layout design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk, water supply and changes to biodiversity and landscape</p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p>As a result of changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</p> <ul style="list-style-type: none"> • hotter summers; • milder winters; • increased periods without rain; • increased intensity in rainfall; and • more extreme weather events. 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).
3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?	<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. Conventional soakaways may also be unsuitable. Drainage solutions might affect the developable area of the site.</p> <p>Storm/surface water disposal also needs to be considered as part of any surface water strategy. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25.</p>
4. Minimise the risk of flooding to	The site is located within Flood Zone 1. Development of the site for housing is unlikely to lead to an increased risk of fluvial

<p>people and property (new and existing development)?</p>	<p>flooding from main river and/or ordinary watercourses. Proposals for development should be informed by a site specific flood risk assessment as the site is greater than 1 ha in size. Development proposals would need to ensure that the risk of flooding to people and property is minimal. A Flood Risk Assessment would be required.</p> <p>Surface water run-off would need to be such that risk of flooding to people and property on the lower ground is minimised particularly given ground conditions and topography.</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 and risk of flooding created by impermeable surfaces on the site due to residential development may have the potential to be addressed through mitigation measures to ensure the surface runoff from the site is not increased. A Flood Risk Assessment would be required.</p> <p>Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</p>	
<p>SA Objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
<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>	<p>The site forms former parkland of Heytesbury House, located approximately 60m to the north of the site on the opposite side of the A36. The house is grade II* listed and the stable block and coach house are both grade II listed. There are also a number of listed buildings located to the southwest of the site, the closest being Tinkers located approximately 10m away and the Hospital of St John and associated stables and walls and gates, all located within 20m of the site. There is also a cluster of six grade II listed buildings to the southwest of the site. The nearest, No's 109 to 113 Park Street are located approximately 13m from the site, the grade II listed walls, gates and pillars associated with Heytesbury House are located approximately 19m away and The Old Estate House is located approximately 50m from the site. The Conservation Area flanks the western boundary of the site.</p> <p>Development of the site would very likely affect the setting of these heritage assets and their significance. Subject to more detailed Heritage Impact Assessment this may reduce the extent and/or density of development. Adverse effects are likely and would seem to be difficult to mitigate.</p> <p>There are no Scheduled Monuments within close proximity to the site.</p>
<p>2. Ensure appropriate archaeological</p>	<p>The site is recognised as containing medieval earthworks and park and garden and has high archaeological potential. Further</p>

assessment prior to development?	archaeological assessments are required The historic landscape of the site has been evaluated as high sensitivity. The site is recognised as being well preserved historic parkland with extant features and which forms an important part of the character of the settlement and former Heytesbury Manor.
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	The site contains no existing historical 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?	The western boundary of the site is adjoining the Heytesbury Conservation Area. Maintaining and enhancing the character and distinctiveness of Heytesbury may be difficult should the site be allocated for development which would potentially have to include significant mitigation measures such as reduced scale of development, design of dwellings and high quality materials if a Heritage Impact Assessment considers them to be necessary.
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	There are no 'at risk' heritage assets on site.
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and their settings.
Assessment outcome (on balance) - -	
Summary of SA Objective 6	
<p>Development on this site is likely to harm the preservation and setting the important historic environment of Heytesbury. The historic buildings of Heytesbury House, stable blocks and coach house are located to the north of the site and there are a number of listed buildings located within close proximity to the southeast and southwest. The site also adjoins the Conservation Area. Development of the site is very likely to cause significant harm to the setting of these historic assets and would result in the erosion of character to the wider surroundings and historic character of the adjoining conservation area and well preserved historic parkland with extant features. The archaeological potential and historic landscape sensitivity of this site is high. The site is recognised as being an important part of the character of the settlement and the former Heytesbury Manor. Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.</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?	The Landscape Character of this site falls within the Chalk River Valley typology. It is of strong character, in good condition. The County Landscape Character Assessment defines the strategy for this type of land as to conserve. The planning application process would need to make provision for strengthening the character and appearance in this area. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. While development would have an effect on Heytesbury, the site is of a size whereby landscape mitigation could be employed at the site boundaries to reduce the effect using a landscape buffer of trees to shield the development contained within. There are hedgerows present on site which could be extended for further screening given the location of the site on the rural fringe. There are sensitive visual receptors (houses) in the vicinity of the site. Intervisibility is considered to be low. 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.
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.
3. Lead to a net improvement in the quality and quantity of access to urban greenspace and the wider countryside for recreation?	In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated landscape assets. 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 greenspace and the wider countryside for recreation.
4. Conserve and enhance areas with landscape designations and take account of their management	The site lies outside of the AONB. In accordance with national policy/local plan policy, the development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside and designated

objectives, in particular for the three local AONBs ²² ?	landscape assets.
5. Protect rights of way, open space and common land?	The development of the site will affect publicly accessible open space, green infrastructure, recreation facilities or a public right of way given that the site is used for recreational facilities (football and cricket), local amenity for open space and general recreation.
6. Protect the Western Wiltshire Green Belt from inappropriate development?	The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.
Assessment outcome (on balance) - -	
Summary of SA Objective 7	
<p>The site is currently used for recreational facilities and amenities for the local community. Views into the site from a number of locations from residential properties and surrounding open countryside, as well as views from the Conservation Area. The level of effect would depend on the design of the development and employment of substantial mitigation measures. It is considered that housing development at this site would result in potential landscape and visual impacts that may only be successfully mitigated with robust mitigation and enhancement strategies. The site is of a size which could deliver areas of public open space or green infrastructure within the site. The development of the site will affect publicly accessible open space, green infrastructure, recreation facilities or a public right of way given that the site is used for recreational facilities (football and cricket), local amenity for open space and general recreation. Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic.</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	

²² Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

Decision Aiding Questions. Will the development site...	
1. Provide an adequate supply of affordable housing?	The development of the site for housing would help boost the local supply of affordable houses in accordance with national policy and local plan policy requirements.
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	Policies in the Core Strategy require a mix of housing by affordability, tenure and size. A development on this site would help to meet local housing needs in according with the policies of the Core Strategy, and has the potential to deliver affordable units alongside open market units.
3. Ensure adequate provision of land to meet housing needs?	In accordance with national policy/local plan policy, the allocation of the site would significantly boost housing supply to meet local and HMA targeted needs.
4. Have regard to the settlement hierarchy?	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?	There is no known emerging Neighbourhood Plan.
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.
Assessment outcome (on balance) + + +	
Summary of SA Objective 8	
The whole SHLAA site provides capacity for up to approximately 112 residential units (though this may be reduced through the mitigation set out in this assessment). 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. Overall it is considered that allocation of this site would have a major beneficial effect and meet the aim of SA Objective 8.	
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. High quality design and good access of the site should take into account the design and layout of the dwellings, walking / cycle ways to reduce the fear of crime.
2. Promote design of buildings and spaces to reduce obesity?	In accordance with national policy/local plan policy and best practice, the allocation and development of the site would provide opportunities to improve cycling and walking routes to local services/facilities/employment. The site has the potential space to provide open /green space or children's play area and other landscaping to improve facilities and amenity. However, the site is currently used for recreation, with cricket and football pitches and development of site would lead to a loss of this existing sport / recreational facility. Possible mitigation would have to allow for provision of this amenity in another area of the village, with enhanced facilities. High quality design and good access of the site should take into account the design and layout of the dwellings (access to and contact with nature), walking / cycle ways to promote healthy lifestyles.
3. Promote the design of buildings and spaces to meet the changing needs of the population?	In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	There is no doctor's surgery within Heytesbury village. Heytesbury is within the catchment of Orchard Surgery, Wilton with the nearest surgery at Codford which is approximately 3.5 miles from the village. The site is also within the outer boundary of the catchment of the Avenue Surgery, Warminster, which is approximately 5.5 miles away. All town surgeries currently have capacity issues and would require mitigation to meet additional patient demand.
5. Maximise opportunities within the most deprived areas?	In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Heytesbury area through housing provision, short-term construction jobs and a larger workforce

	for local businesses. This site is not within one of Wiltshire’s most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 0047C LSOA, which is amongst the 50% least deprived neighbourhoods in the country ²³ . Development of this site is likely to contribute to improving poverty and deprivation in this area.
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, with a reasonable level of access to the local services and facilities within the village. 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. The village is serviced by a bus route providing connectivity to Warminster and Salisbury and the wider the public transport network. Given the limited services within Heytesbury it is however likely that residents would be reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing, and improved viability of local services and facilities. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.
7. Support the development of community campuses?	Development of community campuses is directed to the town level and therefore this is not appropriate for this site.
8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?	<p>Heytesbury Church of England Primary School currently has surplus places in all but two year groups. Whilst the site is relatively small there should still be some potential for expansion if required. The birth rate in the catchment area is also declining so the school would benefit from housing in its catchment.</p> <p>The secondary school feeds to Kingdown in Warminster. The secondary places situation in Warminster is complex. Kingdown School is almost full and is forecast to fill completely over the next two to three years. The school cannot be expanded on its current site. A second site for the school is being sought on the WWUE which will support approx. 300 secondary pupils. This will however only be sufficient new places to cater for WWUE itself. Unless the developer of the WWUE was prepared to provide a larger site (over and above what is required to support their own development) then there is no way of creating</p>

²³ English indices of deprivation (DCLG, 2015)

	further secondary places in the town.
Assessment outcome (on balance) - -	
Summary of SA Objective 9	
<p>The provision of housing should reduce poverty, deprivation and promote more inclusive and self-contained communities. The site is within reasonable proximity to the limited services and facilities in the village however there is more limited access to the types of facilities found in larger settlements such as hospitals or colleges and this would lead to a reliance of the private vehicle. The village does not have a GP Surgery and there are capacity issues at the nearest surgeries. Mitigation would be required to support additional patient demand arising from the development of the site. The local primary school has some surplus places. Secondary education needs would be problematic to mitigate since it is reliant upon other developments delivering a new site within Warminster.</p> <p>Overall, this site is considered likely to have moderate adverse effect against this objective and mitigation would be problematic in the light of the issues surrounding secondary education.</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 development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking routes to local services / facilities/employment, given its size. The site is accessed via a field gate off Park Street. There is a footway along the road and along High Street which leads to the centre of the village. This would allow safe pedestrian access to and from the site. High Street is a 'C' class road with no crossing. To facilitate good walking connections crossing may be required to ensure the road can be crossed safely. There is potential for further opportunities for increasing walking accessibility to facilities. There is potential opportunity for cycling provision but the A36 less so for any considerable distance.
2. Ensure new development incorporates facilities and infrastructure for cyclists?	Development of this site is capable of incorporating infrastructure in the form of garages, sheds and secure bike stands to provide opportunities to improve cycling.
3. Improve the jobs/homes balance, to reduce out-commuting?	The purpose of the Plan is to allocate land solely for housing development and not employment use. The likely effects on jobs/homes balance over a wider area cannot be ascertained at the level of an individual site.
4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?	The site is well located in terms of access to the primary school, post office, public houses, village hall, shop and church but walking from the site to access these facilities is safe although there is scope for some limited improvement. The village is serviced by two bus routes and has two bus stops. The closest to the site is The Angel, some 125m distance which offers a direct service to Bath Bust Station (via Trowbridge) and Warminster. The nearest train station (Warminster) is beyond walking/cycling distance. However, given the limited services within Heytesbury it is however likely that residents would be

	reliant on the use of a private vehicle.
Assessment outcome (on balance) -	
Summary of SA Objective 10	
<p>The site is located in the east of the large village of Heytesbury. There is an existing access off Park Street. The site is closely related to the village and is within walking distance of the services and facilities, all of which are accessible by footway. However, there is currently no crossing in the village. The types of facilities found in higher order settlements such as Warminster and Salisbury mean that overall residents are still likely to rely upon use of private car. Public footpaths whilst in the vicinity and having the potential to be connected to are unlikely to materially increase walking accessibility to the centre of the village. Overall it is considered that there would be a minor negative effect against this objective and mitigation measures are achievable.</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 in this location.
2. Support the rural economy?	The site would boost the number of homes and thereby increase the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.
Assessment outcome (on balance) + + +	
Summary of SA Objective 11	
<p>The site is located on greenfield land currently used as sports recreational ground. Development would increase the local population significantly, resulting in a contribution towards the local rural economy through use of local services and facilities 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 potential use of local services such as the pub), and will help stimulate the local economy once built by providing an increase in workforce in the medium-long term for local employers. It is expected that development in this location would support the viability of local services, facilities and businesses of Heytesbury village. Overall it is considered that it is likely that there would be no adverse effects and whilst there are no known specific regeneration benefits of the site from housing development, the allocation of this site would be likely to have major benefits for the local economy and meet the aim of SA Objective 11.</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	
Decision Aiding Questions. Will the development site...	
1. Support retail, leisure and/or employment opportunities in town centre locations to aid urban regeneration?	The Wiltshire Housing Sites Allocation DPD is not tasked with specifically allocating land for employment uses. However, in accordance with local plan policy, the development of the site for housing would have the potential to support the viability of existing employment areas within the community area.
2. Provide a focus for development in Salisbury and Trowbridge?	The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away. In accordance with local plan policy, the development of the site for housing would have the potential to support the settlement hierarchy by directing an appropriate level of growth to sustainable locations.
Assessment outcome (on balance) +	
Summary of SA Objective 12	
The development of the 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 OM004 - Land west of Heytesbury adjacent to Greenlands, Heytesbury

<u>Site context</u>
<u>Site size: 2.5ha Site capacity: approximately 61 dwellings</u>
<u>This site lies adjacent to, and to the south of, the High Street leading out of the village to the west towards Cotley Hill roundabout. It is reasonably flat and in grazing use. The junction to Little London is opposite the north-east corner of the site. Greenlands forms the eastern boundary of the site where there is a thick, mature hedgerow. There is a line of mature trees and a ditch along the southern boundary of the site. The river Wylve runs very close to the southern boundary and immediately beyond that is the Cranborne Chase AONB.</u>
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?	<u>The site is currently used for grazing. There is a mature hedgerow along the southern boundary and mature hedgerow and trees along the southern boundary. However, site is large enough for the potential to make appropriate provision for Green Infrastructure to reduce the risk of further habitat fragmentation and allow appropriate restoration.</u>
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?	<u>Development at the village could contribute towards impacts on the Salisbury Plain SPA through increased recreational disturbance. There are also potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. The potential to impact upon the integrity of the SAC cannot be discounted, and the issue could be a significant risk to delivery of options at this settlement. The HRA therefore recommends that options for this settlement are removed from the process at this stage. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will not compromise the achievement of targets in the Nutrient Management Plan. This judgement was made as a part of preparing the WCS but is however kept under review as circumstances may change. Latest evidence shows that natural sources of phosphate from underlying greensand geology may have a significant influence on phosphate levels in the river, although development does still contribute towards the overall failure of its conservation targets. An appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process.</u>
3. Result in greater community engagement with biodiversity?	<u>Given the size of the site it could be possible that development of this site could lead to greater community engagement with biodiversity through provision of open space and access to the open countryside beyond.</u>
4. Require protection and provision of green corridors and river corridors, with use of buffer strips, where necessary?	<u>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. Protection should be given to mature hedgerows and trees along the boundaries of the site where possible (especially those with TPO's). Given the size of the site there would be the potential to make suitable provision for buffers to protect any biodiversity features and the provision of public open space which may give opportunities for biodiversity enhancement.</u>
5. Aid in the delivery of a network of multifunctional Green Infrastructure?	<u>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 gain.</u>

6. Ensure all new developments have regard to and protect BAP habitats/ species?	<u>In accordance with local plan policy and biodiversity targets, the development of the site for housing would be capable of protecting BAP habitats/species (hedgerows). An ecological assessment would be required.</u>
7. Consider the findings of the HRA in site selection and design?	<u>The HRA screening assessment has identified that development at the settlement could contribute towards impacts upon the Salisbury Plain SPA through increased recreational disturbance. It has also identified potential for impacts on the River Avon SAC through phosphate loading as it is in a high risk catchment and is not currently served by mains sewage infrastructure. An appropriate assessment is required if the site is taken forward into any subsequent stage of the selection process with regard to the impact of development on the River Avon SAC in light of the Nutrient Management Plan.</u>
8. Maintain the existing extent of ancient woodland sites?	<u>The development of the site would not affect ancient woodland features. However, protection should be given to any mature trees within the site and along the site boundaries.</u>
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?	<u>The site falls within the visitor catchment of Salisbury Plain SPA. An appropriate assessment of the potential effects of recreational disturbance is required if the site is taken forward to any subsequent stage of the selection process.</u>
10. Consider Wiltshire Council guidance to maintain SAC integrity in relevant areas?	<u>Not applicable – the site does not fall within one of the Council’s current guidance areas.</u>
11. Ensure that all new developments protect Local Geological Sites (LGSs) from development?	<u>The development of the site would be unlikely to lead to adverse impacts on designated Local Geological Sites (LGS). There are no LGS within or in close proximity to this site.</u>
Assessment outcome (on balance) - - -	
<p>Summary of SA Objective 1</p> <p><u>Mitigation to offset the potential effects of development on local ecological features is likely to be possible, which would need to be determined by an ecological assessment in support of a planning application. However, due to the relationship of the site with the SAC and SPA, likely significant effects are triggered based on a settlement level HRA screening. Appropriate assessment would be required if the site is taken forward into any subsequent stage of the selection process and in the determination of any planning application for the development of the site. Overall it is considered that the effects would be</u></p>	

<u>major adverse given potential impacts on the River Avon SAC.</u>	
SA Objective 2. Ensure efficient and effective use of land and the use of suitably located previously developed land and buildings	
Decision Aiding Questions. Will the development site...	
1. Maximise densities in sustainable locations that have good access to local facilities, public transport links and key infrastructure?	<u>The site is situated on the western edge of the large village of Heytesbury which is a sustainable location in line with Core Policy 1 of the Wiltshire Core Strategy. The site is located within a reasonable walking/cycling distance to the centre of the village and there are bus services from the village providing connectivity to Salisbury and Warminster and the wider public transport network. Overall residents are likely to rely upon use of the private car to reach larger services and facilities. Residents are likely to travel to Salisbury and Warminster for larger convenience shopping. The development of the site would be capable of delivering appropriate housing densities in line with local planning policy and available evidence.</u>
2. Maximise reuse of previously developed land where possible/appropriate?	<u>This is a greenfield site in agricultural use. There is no previously developed land at this site.</u>
3. Encourage remediation of contaminated land?	<u>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.</u>
4. Ensure the design and layout of new development supports sustainable waste management?	<u>The development of the site could 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.</u>
5. Protect and enhance soil quality?	<u>In line with national and local planning policy, the development of the site would seek to ensure that soil quality and structure is appropriately protected. There is no evidence at this stage to suggest otherwise or to suggest any specific soil contamination at this site.</u>
6. Protect the best and most versatile agricultural land?	<u>The northern part of the site would appear to be Grade 2 BMV and therefore development has the potential to lead to the loss of some BMV agricultural land.</u>
7. Ensure that the allocation of sites considers the areas designated for sustainable waste management and of existing or future mineral working	<u>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.</u>

potential?	
Assessment outcome (on balance) -	
Summary of SA Objective 2	
<p><u>The site is greenfield and in agricultural use. Development has the potential for some loss of Grade 2 BMV in the northern part of the site. There are no known contamination issues. The site is not located within a designated Mineral Safeguarding Area. The site is not located within, or likely to affect a designated safeguarding zone associated with an active waste management facility, or allocated Waste Site Allocation. Overall it is considered that there would be a minor negative effect against this objective.</u></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><u>In line with national and local planning policy / practice, the development of the site for housing would be capable of positively responding to the predicted effects of climate change. The site falls within the catchment area supplied by Wessex Water.</u></p> <p><u>Heytesbury is not connected to the public sewer network, existing residents have private arrangements.</u></p> <p><u>There is no evidence to suggest that water could not be supplied to any new housing development. However, network modelling will be required to consider the impact of this many new dwellings. This scale of development may require reinforcement works.</u></p> <p><u>Disposal of foul and surface water may be an issue as no public drainage in the village.</u></p> <p><u>There is no evidence to suggest that development of the site for housing could not be capable of being supported by planned water and sewerage infrastructure capacity.</u></p> <p><u>The Warminster area is a high risk area for impacts on the Hampshire River Avon SAC. Ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England the Environment Agency and Wessex Water to find a solution that will relieve the issue of</u></p>

	<u>phosphate levels in Warminster, and to give more certainty that additional housing in the town will not compromise the achievement of targets in the Nutrient Management Plan.</u>
2. Ensure that essential water infrastructure is co-ordinated with all new development?	<u>Suitable and timely investment would need to be agreed between the developer(s) and Wessex Water.</u>
3. Ensure the installation of water saving measures such as rainwater harvesting and water metering?	<u>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.</u>
4. Consider the need for adequate provision of surface water and foul drainage?	<u>Heytesbury has no public surface water system and is underlain by chalk. Disposal of foul and surface water may be an issue as there is no public drainage in the village. There is some risk of surface water flooding to the south of the site. Surface water drainage attenuation measures, including the monitoring of groundwater levels (in accordance with the Council's Groundwater Strategy and CIRIA guidance, part E, chapter 25) would need to be addressed as part of any planning process and may have an impact on the net developable area. The use of SuDs could be problematic.</u>
5. Protect, and where possible, improve surface, ground and drinking water quality?	<u>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.</u> <u>The site is within Groundwater Source Protection Zone 3 and there are potential implications for pollution of water resources. There is potential to mitigate any impacts through pollution prevention measures in consultation with the Environment Agency.</u>
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?	<u>The site is within the sub- catchment of the Hampshire Avon which is particularly vulnerable to phosphate loading and the village is not served by mains sewerage systems. Package treatment would be required, which is a less sustainable solution (than connections to mains STW) and would require Environment Agency consent.</u>
Assessment outcome (on balance) - -	
Summary of SA Objective 3	

Residential development on this site would result in a limited increase in demand for the supply of water and foul drainage. Water can be supplied to the site however the potential impacts of increased water abstraction need to be assessed further through the determination of any planning application. Further capacity assessment is needed in respect of foul drainage. These matters should not preclude the development of the site.

Given the geology of the area and groundwater sensitivities, the provision of soakaway and SuDS and other attenuation measures might be problematic and could reduce the net developable area. The village is not served by mains sewerage systems. Package treatment would be required, which is a less sustainable solution (than connections to mains STW).

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

Warminster is a high risk area for impacts on the Hampshire River Avon SAC. Ecological assessment would be required with regard to the impact of development on the Hampshire River Avon SAC in light of the Nutrient Management Plan. The latest figures produced by Wiltshire Council, Natural England and Wessex Water show that housing growth has relatively little effect on Phosphate levels in the river when compared with other sources, however it does contribute to the overall failure of its conservation targets. Wiltshire Council are currently working with Natural England, the Environment Agency and Wessex Water to find a solution that will relieve the issue of phosphate levels in Warminster, and to give more certainty that additional housing in the town will compromise the achievement of targets in the Nutrient Management Plan.

Overall, this site is considered likely to have moderate adverse effects against this objective and mitigation would be problematic.

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

Decision Aiding Questions. Will the development site...

1. Maintain and improve local air quality?

The site is not located within an Air Quality Management Area (AQMA) and currently Heytesbury does not have any specific air quality issues.

No significant effects on air quality are foreseen with development at this location but minor effects are likely. Development of the site for housing is likely to lead to short-term (construction) and long-term (occupation) impacts on local air quality (e.g. increased private car usage/local commuter traffic). A noise assessment of the nearby railway and road traffic noise from the A36 would be required.

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 within walking distance of village services which could be accessed by cycle or by foot. Such measures may include maximising opportunities for use of sustainable transport modes in the local area 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.

	<p><u>site management, site layout and phasing.</u></p> <p><u>Developers of the site could also assist in providing opportunities to improve local air quality through making purchaser/future occupiers aware of Car Share Wiltshire as well as the ability to charge electric cars at home. Further development of foot and cycleways could also help limit the effects of additional traffic from the site.</u></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><u>Development of the site for housing would inevitably lead to increased levels of noise and light pollution associated with housing development such as vehicle use and street lighting, which 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.</u></p> <p><u>Noise impacts from the A36 and nearby railway line must be considered in detail. A suitable noise assessment should be commissioned by any applicants and attenuation measures included in the layout and design.</u></p>
3. Mitigate the impacts from uses that generate NO ₂ , SO ₂ and PM ₁₀ or other particulates?	<p><u>Development of the site for housing is likely to lead to some impacts due to 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.</u></p>
4. Seek to reduce development in or near to AQMAs ²⁴ ?	<p><u>The site is not situated within, adjacent to, or in proximity to a designated Air Quality Management Area (AQMA).</u></p>
5. Ensure that air quality impacts on local biodiversity sites are avoided?	<p><u>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with Core Strategy Core Policy 55 to address any environmental impacts.</u></p>

²⁴ Westbury, Bradford-on-Avon, Salisbury, Devizes, Marlborough and Calne

6. Seek to contribute to air quality improvements by locating new development so as to reduce the need to travel by private car?	<u>This site is within walking and cycling distance of the village centre and there are public transport services from the village to Warminster and Salisbury. 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, such as good access from the site to local services, facilities and public transport.</u>
7. Ensure that potential impacts from air quality on relevant SACs are avoided?	<u>While development of the site may lead to an increase in vehicular movements, these are unlikely to denigrate local air quality to the extent that this would impact on local biodiversity sites. Where necessary, air quality strategies will be developed and implemented in accordance with Core Strategy Core Policy 55 to address any environmental impacts.</u>
Assessment outcome (on balance) -	
<p>Summary of SA Objective 4</p> <p><u>The site is on the edge of the village but within walking and cycling distance of village facilities and public transport services. No significant effects on/from air quality are envisaged. Noise impacts from the A36 and nearby railway line must be considered in detail. A suitable noise assessment should be commissioned by any applicants and attenuation measures included in the layout and design.</u></p> <p><u>Overall it is considered that there would be minor adverse effects against this objective.</u></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?	<u>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.</u>
2. Promote the development of renewable and low carbon sources of energy?	<u>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.</u>
3. Promote energy efficiency in buildings and new development?	<u>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.</u>
4. Minimise contributions to climate	<u>Sustainable building practices will be encouraged on a site by site basis through the consideration of passive design</u>

change through sustainable building practices?	<u>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.</u>
Assessment outcome (on balance) -	
<p>Summary of SA Objective 5a</p> <p><u>The effect of the development of this site would be to increase greenhouse gas emissions overall. However, any effects are considered likely to be minor adverse against this objective, given the number of dwellings involved.</u></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><u>The site is located within Flood Zone 1. However, there is an area of flood zone 2 and 3 near to the southern part of the site, associated with the River Wylve. Risk of surface water flooding to the southern part of the site and a sequential approach should be taken.</u></p> <p><u>The development of the site would need to ensure that surface water run-off would not contribute to an exacerbation of flood risk from fluvial sources. This site is underlain by chalk and may be susceptible to seasonal fluctuations in groundwater levels, with implications for surface water. The design of any new development on this site should be planned to avoid increased vulnerability to the range of impacts predicted to arise from climate change, including flood risk.</u></p>
2. Ensure that development can adapt to the predicted future impacts of climate change?	<p><u>As a result of a changing climate already in the system, it is anticipated that in the future Wiltshire will experience:</u></p> <ul style="list-style-type: none"> <u>• hotter summers;</u> <u>• milder winters;</u> <u>• increased periods without rain;</u> <u>• increased intensity in rainfall; and</u> <u>• more extreme weather events.</u> <p><u>Development would need to include climate change adaptation measures such as: designing to prevent overheating; heat resistant landscaping; more resilient foundations/ground floor levels; drought resistant planting; and generally more resilient buildings and spaces (general design and robust materials).</u></p>

<p>3. Promote provision of surface water attenuation measures to reduce the risk of flooding including: Sustainable Drainage Systems?</p>	<p><u>The ability of any development to accommodate SuDS on site is currently unknown in the light of geological conditions and the need for groundwater monitoring. Conventional soakaways may also be unsuitable. Disposal of foul and surface water may be an issue as no public drainage in the village.</u></p> <p><u>Storm/surface water disposal needs to be considered as part of any surface water strategy. Further guidance can be found in the Wiltshire Council's Groundwater Strategy and CIRIA guidance, Part E, Chapter 25.</u></p>
<p>4. Minimise the risk of flooding to people and property (new and existing development)?</p>	<p><u>The site is located within Flood Zone 1. However, there is an area of flood zone 2 and 3 near to the southern part of the site, associated with the River Wylve. There is a risk of surface water flooding to the southern part of the site and a sequential approach should be taken.</u></p> <p><u>Proposals for development should be informed by a site-specific flood risk assessment as the site is greater than 1 ha in size. Development proposals would need to ensure that the risk of flooding to people and property is minimal.</u></p> <p><u>Surface water run-off would need to be such that risk of flooding to people and property on the lower ground to the south is minimised particularly given ground conditions and topography.</u></p>
<p>5. Protect and enhance the natural function of floodplains?</p>	<p><u>In accordance with national and local policy provisions, the development of the site would not affect the areal extent and function of the floodplain. However, there is an area of flood zone 2 and 3 near to the southern part of the site, associated with the River Wylve, and a sequential approach should be taken.</u></p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 5b</p> <p><u>The site is located within Flood Zone 1. However, there is an area of flood zone 2 and 3 near to the southern part of the site, associated with the River Wylve, and a sequential approach should be taken. Given the geology of the area and groundwater sensitivities, the provision of soakaway and SuDS and other attenuation measures might be problematic.</u></p> <p><u>Overall it is considered that there would be minor adverse effects against this objective.</u></p>	
<p>SA Objective 6. Protect, maintain and enhance the historic environment</p> <p>Decision Aiding Questions. Will the development site...</p>	
<p>1. Conserve and enhance features and areas of historical and cultural value, including Listed Buildings,</p>	<p><u>There are no built heritage reasons for objecting to this site. No heritage assets within proximity of this site likely to be adversely affected.</u></p>

Conservation Areas, Scheduled Monuments and Historic Parks & Gardens?	
2. Ensure appropriate archaeological assessment prior to development?	<p><u>The archaeological significance of the site is described as medium. There are some known features within the site. Further archaeological assessments are required.</u></p> <p><u>The historic landscape sensitivity is described as low. Modern horse paddocks and grazing land created in an area of former post medieval parliamentary enclosure fields. This is a frequent/common character type.</u></p>
3. Promote sensitive re-use of historical buildings and buildings of significant local interest, where appropriate?	<p><u>The site contains no existing historical buildings and as such no opportunity to reuse historical buildings or buildings of significance is presented.</u></p>
4. Maintain and enhance the character and distinctiveness of settlements through high quality and appropriate design, taking into account the management objectives of Conservation Areas?	<p><u>The development of this site is unlikely to have adverse effects on the Heytesbury Conservation Area.</u></p>
5. Where appropriate, contribute to 'saving' heritage sites identified as being 'at risk'?	<p><u>There are no 'at risk' heritage assets on site.</u></p>
6. Protect, manage and present the Stonehenge and Avebury WHS in accordance with international obligations?	<p><u>The site is not within a location which is likely to result in impacts to the Stonehenge and Avebury WHS and its setting.</u></p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 6</p> <p><u>Development of this site is considered unlikely to have significant effects. There are no built heritage reasons for objecting to this site. No heritage assets within proximity of this site likely to be adversely affected. The historic landscape sensitivity is described as low. However, the archaeological significance</u></p>	

<u>of the site is described as medium because there are some known features within the site and further archaeological assessments are required.</u>	
<u>Overall, this site is considered likely to have minor adverse effects against this objective.</u>	
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><u>The Landscape Character of this site falls within the Chalk River Valley typology.</u></p> <p><u>This site has inter-visibility with the Cranborne Chase AONB on rising ground to the south. It is a sensitive rural location but the nature of the valley floor and riparian vegetation would enable views to be filtered if development was of appropriate design and density. Enhancement to existing hedgerows and a robust landscape/GI strategy would be a prerequisite to any development plan.</u></p> <p><u>Development of the site would have the potential to appropriately protect and enhance the intrinsic character and scenic beauty of the countryside. The site is of a size whereby landscape mitigation could be employed to reduce the effects. Boundary hedgerows and trees should be protected and enhanced. It is considered that housing development at this site would result in potential landscape and visual impacts but that these could be successfully mitigated with robust mitigation and enhancement strategies.</u></p>
2. Aid in the delivery of a network of multifunctional Green Infrastructure, in line with the Wiltshire Green Infrastructure Strategy?	<u>In accordance with local plan policy and guidance, the development of the site for housing would offer the potential to deliver a comprehensive network of Green Infrastructure through public open space, connections to existing footpath networks and green corridors etc.</u>
3. Lead to a net improvement in the	<u>Development of the site for housing would offer the potential to deliver additional access to and availability of urban</u>

<p>quality and quantity of access to urban greenspace and the wider countryside for recreation?</p>	<p><u>greenspace and the wider countryside for recreation. The site is situated on the edge of the village with access to local footpaths.</u></p>
<p>4. Conserve and enhance areas with landscape designations and take account of their management objectives, in particular for the three local AONBs²⁵?</p>	<p><u>This site has inter-visibility with the Cranborne Chase AONB on rising ground to the south. It is a sensitive rural location but the nature of the valley floor and riparian vegetation would enable views to be filtered if development was of appropriate design and density. Enhancement to existing hedgerows and a robust landscape/GI strategy would be a prerequisite to any development plan.</u></p>
<p>5. Protect rights of way, open space and common land?</p>	<p><u>There are no PROWs within or adjacent to the site that would be adversely affected by development. No public areas of open space or common land within or adjacent to the site.</u></p>
<p>6. Protect the Western Wiltshire Green Belt from inappropriate development?</p>	<p><u>The site is not within a location which is likely to result in impacts to the Western Wiltshire Green Belt.</u></p>
<p>Assessment outcome (on balance) -</p>	
<p>Summary of SA Objective 7</p> <p><u>The site is outside of the AONB to the south but has inter-visibility with it. It is a sensitive rural location but the nature of the valley floor and riparian vegetation would enable views to be filtered if development was of appropriate design and density. Enhancement to existing hedgerows and a robust landscape/GI strategy would be a prerequisite to any development plan.</u></p>	

²⁵ Cotswold AONB, Cranborne Chase and West Wiltshire AONB, North Wessex Downs AONB

<u>Overall, this site is considered likely to have minor adverse effects against this objective.</u>	
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?	<u>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.</u>
2. Support the provision of a range of house types and sizes to meet the needs of all sectors of the community?	<u>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 and has the potential to deliver affordable units alongside open market units.</u>
3. Ensure adequate provision of land to meet housing needs?	<u>In accordance with national policy/local plan policy, the allocation of the site would provide some housing supply to meet local and HMA targeted needs.</u>
4. Have regard to the settlement hierarchy?	<u>In accordance with local plan policy, the allocation and development of the site would appropriately respect the settlement hierarchy – Heytesbury is a ‘Large Village’ - and thereby reduce the risk of speculative development in unsustainable locations.</u>
5. Ensure an adequate provision of housing in settlements to accommodate employment expansion?	<u>In accordance with local plan policy, the allocation of the site for housing would assist in bolstering local opportunities for accessing employment.</u>
6. Consider the emerging Neighbourhood Plans?	<u>There is no known emerging Neighbourhood Plan in Heytesbury.</u>
7. Provide for an adequate range of housing in rural areas, whilst avoiding isolated dwellings?	<u>In accordance with national policy / local plan policy, the allocation of the site would provide housing to meet the needs of a rural community.</u>
Assessment outcome (on balance) + + +	
Summary of SA Objective 8	
<u>The whole site provides capacity for approximately 61 dwellings (though this may be reduced through the mitigation set out in this assessment).</u>	

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. Overall it is considered that allocation of this site would have major beneficial effects 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?	<u>In accordance with national policy/local plan policy, the development of the site could promote a design and layout that provides opportunities for reducing crime and the fear of crime. High quality design and good site access should take into account the design and layout of the dwellings and walking / cycle ways to reduce the fear of crime.</u>
2. Promote design of buildings and spaces to reduce obesity?	<u>In accordance with national policy/local plan policy and best practice, the development of the site could provide opportunities to improve cycling and walking routes to local services/facilities/employment and to the wider countryside. The site has the potential space to provide open /green space and children’s play areas and other landscaping to improve facilities and amenity.</u>
3. Promote the design of buildings and spaces to meet the changing needs of the population?	<u>In accordance with national policy/local plan policy this site could provide opportunities for flexibly designed accommodation to meet the changing demands of the population in Wiltshire. High quality design and good access of the site should take into account the design and layout of the mixed type dwellings, walking / cycle ways to attempt to future proof the development and meet the changing needs of the population. This would include buildings and spaces to meet the needs of an ageing population as well as disabled people, families and young people.</u>
4. Ensure that new development will be accessible to health facilities, and that they are able to cope with the additional demand?	<u>There is no doctor’s surgery within Heytesbury village. The nearest surgery – Cherry Orchard - at Codford is approximately 3.5 miles from the village. The site is also within the outer boundary of the catchment of the Avenue Surgery, Warminster, which is approximately 5.5 miles away. All town surgeries currently have capacity issues and would require mitigation to meet additional patient demand.</u>
5. Maximise opportunities within the	<u>In accordance with national policy/local plan policy, the allocation of this site would increase opportunities for local</u>

<p>most deprived areas?</p>	<p><u>people to access a range of house types, sizes and tenures and thereby help reduce deprivation in the area. There would be some social and economic benefits for the Heytesbury area through housing provision, short-term construction jobs and a larger workforce for local businesses. This site is not within one of Wiltshire’s most deprived quintile group of Lower Layer Super Output Areas (LSOAs), as set out in the English Indices of Deprivation 2015: Wiltshire Report. This site is within Wiltshire 0047C LSOA, which is amongst the 50% least deprived neighbourhoods in the country²⁶. Development of this site is likely to contribute to improving poverty and deprivation in this area.</u></p>
<p>6. Reduce rural isolation, including access to services for those without a car in rural areas?</p>	<p><u>The development of the site would provide housing in a sustainable location in line with the settlement strategy, with a reasonable level of access to the local services and facilities within the village, and bus services to other nearby settlements. Housing development on the site would provide an opportunity for existing services and facilities to be supported and remain viable as well as create the potential demand for new services, such as broadband. The village is serviced by a bus route providing connectivity to Warminster and Salisbury. Given the limited services and facilities within Heytesbury it is however likely that residents would be mostly reliant on the use of a private vehicle. The site offers the benefits of providing housing to meet need, including affordable housing. In supporting local services, the need to travel would be reduced as would the potential for isolation and social exclusion.</u></p>
<p>7. Support the development of community campuses?</p>	<p><u>Development of community campuses is directed to the town level and therefore this is not appropriate for this site.</u></p>
<p>8. Is the site accessible to local schools and is there capacity to cope with the additional demand generated from the site?</p>	<p><u>This site falls in the catchment of Heytesbury Church of England Primary School. At present the school has some surplus places. The birth rate in the catchment area is declining so the school would benefit from additional housing in its catchment. An assessment of pupil numbers would be made when any application is submitted.</u></p> <p><u>The nearest secondary school is Kingdown in Warminster. The secondary places situation in Warminster is complex. Kingdown School is almost full and is forecast to fill completely over the next two to three years. A second site for the school is being sought on the West Warminster Urban Extension (WWUE) which will support approx. 300 secondary pupils. This will however only be sufficient new places to cater for WWUE itself. Unless the developer of the WWUE</u></p>

²⁶ English indices of deprivation (DCLG, 2015)

	<p><u>was prepared to provide a larger site (over and above what is required to support their own development) then there is no way of creating further secondary places in the town.</u></p>
<p>Assessment outcome (on balance) - -</p>	
<p>Summary of SA Objective 9</p> <p><u>The provision of housing could reduce poverty, deprivation and promote more inclusive and self-contained communities in this area. The site is within reasonable proximity to the limited services and facilities in the village. There are limited bus services in the village and people would mostly be reliant on private vehicles to access services and facilities further afield. The village does not have a GP Surgery and there are capacity issues at the nearest surgeries. Mitigation would be required to support additional patient demand arising from the development of the site. The local primary school has some surplus places. However, secondary education needs would be problematic to mitigate since it is reliant upon other developments delivering a new site within Warminster.</u></p> <p><u>Overall, development of this site is considered likely to have moderate adverse effects against this objective in the light of the issues surrounding secondary education capacity in the area.</u></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><u>Development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling and walking routes to local services / facilities/employment, given its size. New footpath provision would be needed to serve any new development. There is an existing footway along the road and along High Street which leads to the centre of the village. To facilitate good walking connections a crossing may be required to ensure the road can be crossed safely.</u></p>
<p>2. Ensure new development incorporates facilities and infrastructure for cyclists?</p>	<p><u>Development of this site is capable of incorporating infrastructure to provide opportunities to improve cycling.</u></p>
<p>3. Improve the jobs/homes balance, to reduce out-commuting?</p>	<p><u>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.</u></p>
<p>4. Promote developments in accessible locations that reduce the need to travel and reliance on the private car?</p>	<p><u>The site is well located in terms of access to village facilities but new footpath provision would be required from this site. Facilities in the village are limited. The village is serviced by two bus routes but it is likely that development would increase journeys by private vehicle within the local area. The nearest train station (Warminster) is beyond walking/cycling distance.</u></p>

Assessment outcome (on balance) -	
<p>Summary of SA Objective 10</p> <p><u>The site is well located in terms of access to village facilities but development is likely to lead to an increase in private vehicle journeys in the local area due to the limited facilities in the village and limited bus services.</u></p> <p><u>Overall it is considered that there would be minor adverse effects against this objective.</u></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?	<u>Not relevant in this location.</u>
2. Support the rural economy?	<u>The site would provide new homes in the local area, thereby increasing the population of the village and wider community area. This would potentially directly assist in the support of rural services and facilities.</u>
Assessment outcome (on balance) + +	
<p>Summary of SA Objective 11</p> <p><u>Development of this site for approximately 61 dwellings would be positive in terms of supporting the viability of local services and facilities and the vitality of the village. Development would increase the local population resulting in a contribution towards the local rural economy through use of local services and facilities and help to revitalise the village centre. Development will generate direct and indirect construction employment in the short-term and help stimulate the local economy once built.</u></p> <p><u>It is considered that there would be no adverse effects and moderate benefits overall given the size of the development.</u></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. Support retail, leisure and/or	<u>The Wiltshire Housing Sites Allocation Plan is not tasked with specifically allocating land for employment uses.</u>

<p>employment opportunities in town centre locations to aid urban regeneration?</p>	<p><u>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 local area.</u></p>
<p>2. Provide a focus for development in Salisbury and Trowbridge?</p>	<p><u>The development of the site for housing would not focus development in Salisbury or Trowbridge which are both Principal Settlements located some distance away.</u></p>
<p>Assessment outcome (on balance) +</p>	
<p>Summary of SA Objective 12</p> <p><u>The development of the site for housing does not lead to the loss of employment land but is not being considered for employment uses. Although the site allocation is for housing, this in itself will generate direct and indirect construction employment, and will help stimulate the local economy once built. Overall it is considered that allocation of this site would have a minor positive effect on this objective.</u></p>	

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

